

Registered number: 06593129
Charity numbers: 1125556 & SC040058

HAIG HOUSING TRUST
(A company limited by guarantee)

ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

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**Reference and Administrative Details of the Charity, its Trustees and Advisers
For the Year Ended 31 March 2026**

Trustees	Mr J.H. Bartlett (Chair of Trustees) Ms L M S Locke (Vice Chair of Trustees) Mr D G Williams (Resigned 18 June 2025) Mr J.P. Colborne-Baber Mrs S S Fernandes (Resigned 1 May 2026) Mr A B Weir Dr M J S Weir Mr N G White (Resigned 24 September 2025) Mrs N McWhinney (Resigned 24 September 2025) Mrs K Connell Mr C Thomson-Smith Mr T Quaye Col P R Bates Ms R Scandling (Appointed 24 September 2025) Ms K Martin (Appointed 18 June 2026) Ms C Davey (Appointed 18 June 2026) Mr S Morrice (Appointed 18 June 2026) Mr M Woodhouse (Appointed 18 June 2026)
Company registered number	06593129
Charity registered numbers	1125556 (England and Wales) and SC040058 (Scotland)
Registered office	Mountbarrow House 12 Elizabeth Street London SW1W 9RB
Company secretary	Michael Robb
Chief executive officer	Tim Stockings
Independent auditor	Crowe U.K. LLP 55 Ludgate Hill London EC4M 7JW
Bankers	Barclays Bank Plc 1 Churchill Place London E14 5HP
Solicitors	Trowers & Hamblins LLP 3 Bunhill Row London EC1Y 8YZ
Senior Leadership Team	Tim Stockings (Chief Executive) Michael Robb Alex Reeve Irfan Chaudhry Suzanne Wood

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Trustees' Report

The Trustees present their report and financial statements of the Trust for year ended 31 March 2026.

Chairman's Statement

In my first full year as Chair of Haig Housing, I am encouraged to reflect on a very productive range of activities across every operational area in the Charity.

We have strengthened our team, visited over 95% of our beneficiaries in their homes to understand more about how best to help them and we have brought key professional capabilities in-house to improve our performance. We have returned to fundraising and launched a Capital Appeal to build new homes. We are also raising awareness of Haig to reach more Veterans who need our help.

The Government has made housing a priority, which creates both opportunities and risk for Haig. We welcome the impetus this new focus brings and the prospect of funding our potential growth. Haig is a registered charity but is not currently a Regulated Housing Provider and this means that we are unable to access much of the proposed government funding. We are therefore reviewing our approach and status to see how best we can adapt.

The housing sector continues to face many challenges, many of them the result of years of under investment. There is no quick fix and hard choices lay ahead. We offer highly discounted rents and additional services for free. We have invested heavily in our homes and will continue to do so. We need to target our limited resources carefully so that they are most effective. We are looking at ways that we can improve to deliver better outcomes to more beneficiaries.

At the moment we help more than 4,000 individuals, veterans and their families to live in safe, decent homes. We help people make the most of life and create communities to help them thrive. We offer many additional support services and signposting to other organisations that can assist. We help veterans stay in their homes. About 20 percent of our beneficiaries struggle to pay their rents – we work with them to ensure that they can stay with us.

Our ambition is to grow our impact as a charity by housing more veterans. At present we cannot meet demand – we often have to turn away many qualified applicants because our homes are full. We believe that no veteran should be without a decent home. That is why we have returned to fundraising and are actively building partnerships to deliver more; we recognise that we cannot meet this challenge alone.

At a time when the pace and demands of operations continues to rise, I especially want to pay tribute to the staff at Haig who work tirelessly to deliver for veterans. I continue to hear of examples where we have helped someone turn their life around, routinely going the extra mile to help a veteran and their family in need.

My sincere thanks also go to my fellow Trustees on the Board of Haig who tirelessly volunteer their time to support Tim Stockings and his team.

All of us are looking ahead to our Centenary in 2028, which we will mark with a range of activities and we look forward to doing more and sharing our success – you can read more on our website.

John Bartlett

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Charitable Objects and Governing Document

The Charity abides by its 2019 Memorandum and Articles of Association (MAoA) that outline its objects:

- a. To relieve need, financial hardship, sickness, disability, the effects of wounds, old age or other like condition by the provision of, or assistance with, housing for the following persons in order of priority:
 - I. Members and former members of all ranks and ratings of the Armed Forces of the Crown, whether Regular or Reserve, and their spouses, widows or widowers.
 - II. Former or separated spouses of members or former members of the Armed Forces of the Crown, whether Regular or Reserve, who have dependent children living with them.
 - III. Such persons in a. (II) above without dependent children.
- b. Such charitable purposes for the benefit of beneficiaries of the charity as the Trustees decide.

Public Benefit

The Trustees confirm that the Charity's activities in support of its MAoA are delivered effectively, complying with the Charities Act and Charity Commission guidance.

Governance

The Board comprises fourteen independent non-executive Trustees, drawn from a wide range of backgrounds who are legally responsible for the overall direction and control of The Trust. They receive no remuneration and all interests or related party relationships are disclosed in the Register of Interests. All Trustees sign and adhere to Haig's Trustee Code of Conduct.

New Trustees undertake an induction programme and the Board is kept up to date with developments through regular briefings and training. A strategy awayday is held once a year, as well as regular visits to estates. The Board assesses its performance annually, mindful of the guidance issued by the Charity Commission and complies with the Charity Governance Code. Recruitment to the Board is open and transparent, assisted by the use of specialist search firms.

Trustees meet formally every quarter, delegating specific issues to three sub-committees that report to the Board: Estates, Finance & Risk (FRC) and Fundraising, Brand and Marketing. A Chairs committee meets periodically to consider cross-cutting matters. Oversight of the Trust's properties in Scotland is by a local committee that meets three times a year, chaired by a Trustee and consisting of volunteer members and a beneficiary tenant.

The Board places great importance on its various engagements with the charity's beneficiaries and are actively exploring ways in which tenant interests can best be represented to both the Board and the Executive team.

There are three linked charities with similar objects: Disabled Officer Garden Homes, Mitchell Flats and Clevedon Homes. The Trust also holds all allotted shares in a dormant limited trading company: Haig Housing Trading Limited, see note 24 to the financial statements.

Remuneration

The remuneration policy was agreed by Board in Mar 2025. The Chairs Committee reviews reward and recognition annually, making recommendations for Board approval.

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Review Of Activities

The Trust has had a busy year, growing impact and public benefit by housing veterans and their families of all ages and backgrounds in diverse communities across the UK. Over 4,000 individuals live in a safe, secure Haig home that helps them to live a fulfilling life. In the last year we have:

- Launched a Capital Appeal at Drapers' Hall to help build more homes
- Started the build up to our Centenary in 2028
- Grown our Fundraising efforts from a low baseline, raising over £1.4M
- Successfully expanded into challenge events, such as the London Marathon, to raise our profile
- Run successful campaigns (e.g. VE Day celebrations) across our estates
- Introduced resident ambassadors on board to share stories about how Haig Housing has helped them
- Expanded our messaging to new audiences, including video case studies of veterans' stories
- Improved impact reporting with redesigned supporting material and a new Centenary logo
- Grown partnerships with veterans' charities to support beneficiaries and share best practice
- Attended Armed Forces outreach events to reach potential beneficiaries and supporters
- Supported over 300 veterans families to remain in their homes despite financial hardship
- Conducted over 3,000 home visits (cups of tea)
- Made over 600 referrals to other charities for those veterans who need more support
- Increased the number, type and channels we use to communicate with our beneficiaries
- Held volunteer days on our estates to help build better communities
- Held Remembrance Day events across our estates, providing wreaths to communities
- Provided other beneficiary support – AHAS, Willie James, emergency welfare fund, etc.
- Preserved our valuable archives that showcase our rich history
- Undertaken community Fund projects

We continue to spend significant amounts on maintaining and upgrading our homes (2026: £12.4M). We are investing in systems and processes to allow us to target that effort more effectively.

We charge charitable rents significantly below market value and provide additional support to our tenants through teams of housing and income managers. Against a background of escalating costs, greater regulation and rising expectations, we intend to review our rent model to ensure that our limited charitable funds are targeted most effectively.

We are part way through a strategic review that will lay out how we intend to grow our impact and deliver for our beneficiaries in the future. It will address:

- Current estate, condition, location and demand
- Finances
- Regulatory and legal drivers
- Long term sustainability

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The review has confirmed that our purpose remains valid:

Providing quality homes to improve the lives of veterans and their families in need

Our Strategic Objectives, which drive operational delivery, also endure:

Beneficiary focus
Quality service
Sustainable homes

The Trust aims to 'meet need, not want'. Collaborative working and partnership with organisations that are a good cultural fit is the preferred way to create and exploit opportunities to grow charitable impact. That work extends to our role within the veterans and housing sectors. Working closely with the Confederation of Service Charities (Cobseo) and Office for Veterans' Affairs, our aim is to 'join up the dots' between policymakers and delivery agencies to maximise the sector's impact. Recognition of this effort included award of the Silver level of the Defence Employers Recognition Scheme (DERS).

There are significant pressures on our charity: regulatory, financial, societal and economic. The pace of government housing reform shows no sign of abating. The sector as a whole is challenged to keep up. There are undoubted opportunities but the associated risks are also profound. The implication of some of the wholesale changes in landlord tenant relations have yet to be understood.

Beneficiary focus

We are growing our engagement with our beneficiaries: in person, on-line, in-home Switchee devices, by phone and using hard copy newsletters. We visit over 96% of our residents in their home every year, using our in-house surveyors and housing managers, who spend a lot of time on the road. We also have a programme of visits by the Board of Trustees and Senior Leadership Team.

We provide a range of extra services to support tenancies, including direct financial help, liaison with DWP and Local Authorities, signposting to other sources of support or specialist agencies. Our income team and housing managers spend a lot of time helping tenants. We have a community fund for group projects and decoration allowance for individuals. We provide additional help for those with particular needs, for example gardening. We take great pride in our veterans' service and hold annual Remembrance Day events, providing wreaths for residents to lay on behalf of their estates.

Our veterans have amazing stories to tell, we are making more of these in our publicity and fundraising efforts – they show the positive impact of living in a Haig home.

We want to do more to involve our beneficiaries in decisions that affect them and to make sure their voice is heard. Proposals under discussion include a residents panel, 'Voice at the Board' and a range of beneficiary satisfaction measurements to highlight focus areas and measure progress.

A key limitation on our services is the number of properties we have available to home veterans. Currently we turn away nearly 90% of valid applicants because our houses are full. We want to do more and so are exploring ways to grow our portfolio. We have started to raise awareness of the charity to reach new supporters, underpinned by a fundraising campaign to raise money to build homes.

Quality Service

Whilst most of our tenants are happy in their home, we know that we need to do better. We are investing in training and systems to improve customer service. We have improved complaint handling and are working on response times and contractor management to deliver better service levels. We are also improving asset management to drive more effective planned works. We continue to strengthen our teams in key service areas and will use technology to support them. Where we have brought key skills back in house the results have been encouraging; we will look to grow our internal capacity.

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Additionally, we are investigating how technology (e.g. AI) can help to improve operations and deliver better customer service, using sector experience to assess effectiveness and priorities.

Sustainable Homes

The upgrades we delivered to over 800 homes (insulation, new doors, windows and roofs, solar panels and other carbon-reducing measures) have been well received. At a time of tight household budgets, our veterans like the improved habitability and marked drop in energy costs.

The cost of compliance continues to spiral upwards and is set to grow even more with proposed changes to legislation and standards. We strive to remain compliant but in many cases we are hampered by the age or design of our homes. We will review the long-term sustainability of our estate as part of our strategic review.

We hope to be able to start construction of 29 new homes on the Morden estate next year.

Our People

Our drive to upskill staff, modernise systems and streamline processes to drive better customer service continue and we are improving our ability to target resources where they are most needed. We will need to harness technology to drive better performance and lower costs. Our journey of change to deliver better outcomes for beneficiaries is gathering pace and our staff are our greatest asset. Our regular staff briefing days, visits to military establishments and briefings by partner organisations are key to growing our awareness of the wider Armed Forces community.

Strategic Outlook

Housing is very firmly on the political agenda, with the government launching a range of measures to address generational issues. Building new housing stock, better provision of social & affordable housing, new funding models, standards, tenancy, planning and leasehold reform and regulatory changes are among the initiatives launched within the last two years. Detail is still emerging and the funding settlement is not in place, so there is still significant uncertainty of what will actually be possible. The direction of travel is clear, though, and we are moving quickly to adapt. Our strategic review will look at our current estate and determine what and how we change to address:

- need – ours and beneficiaries', current and future
- location – connectivity with local services, public transport and job opportunities
- demand – exploring areas where we have significant unmet demand
- design – modern, comfortable with flexibility to meet long-term requirements
- community – we want to understand if there is an optimum estate size
- costs – of ownership, economies of scale and location

We are spending more money on compliance, to ensure we meet the rising regulatory and legal demands, aiming to meet sector best practice wherever practicable. We continue to bear down on running costs to maximise every pound spent on our estates. Although we are a charity, we are not a Regulated Housing Provider; we keep this position under regular review. As such, we are treated as a private landlord by policymakers and regulators and so are not allowed to access public money. A narrative has developed that all private landlords are bad; we seek to challenge this dynamic. Having delivered high quality, subsidised housing for 98 years, we believe there is room for more than one way of operating. Although we are the largest UK veterans housing provider, we are relatively small in housing terms, so our cost base is high. We will look at ways to improve this situation.

As well as investing in modernising and maintaining our estate, we are identifying those properties that are unsustainable in the long term. We will dispose of them, whilst investing in newer properties with lower ownership costs. In doing so we seek to increase our ability to home more veterans, including in properties that we may not own, for example as part of long term partnerships.

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Fundraising and Investments

We have made a good start in growing fundraising to generate additional funds for modernisation and development. We have recruited a Fundraising Officer, have a working database and are building our campaigns. Challenge events, such as the London Marathon, have gone well, as have grant applications, in total yielding over £1.4M and prompted valuable donor engagement.

We do not employ an external fundraiser and all activities are overseen by the CE and Board. We are registered with the Fundraising Regulator, adhere to the Fundraising Code, GDPR, and do not share data for the purposes of fundraising. The Trust received no complaints in relation to fundraising activities during the year.

Aside from money to satisfy cashflow and liquidity needs, other funds are invested and managed by our professional advisors, Rathbones, in line with the Board's guidance and risk appetite. Money is invested principally in investment grade fixed interest securities, 'blue chip' equities and collective funds.

Financial Review and Results

We have stuck to our medium-term plan to spend down our cash balance to upgrade our estates, resulting in a deficit of £4.4M. We are working hard to move to a position whereby our operating revenues balance day-to-day costs of providing our services.

Total income was £13.9M (2025 £16.5M). Income from provision of housing to beneficiaries increased by an average of 6%. Grant income of £175k was received in the year (2025 £1.3M).

Total resources expended were £18.8M (2025 £21.4M). The major items of expenditure were directly related to service provision, including repairs £12.4M (2025 £15.6M); staff £3.4M (2025 £3.2M); support £1.3M (2025 £1.2M) and depreciation £1.3M (2025 £1.3M). Total net assets were £74M (2025 £78.4M).

The Trust holds £11.1M (2025 £13.9M) of investment funds managed by Rathbones; funds are managed on a discretionary basis in accordance with the Investment Policy. The Finance and Risk Committee reviews investment performance quarterly.

Cash at bank was £3.8M (2025 £4.7M), most of which arose from the previous sale of a property. Most of the money held in cash and investments, as well as the proceeds of future sales is designated for: improvements to existing housing stock, modernisation and property acquisition.

Reserves

Sufficient operating reserves are held to enable the Trust to operate and meet its charitable objects. A minimum of three to four months operating expenditure is held in cash or other liquid securities that can be realised within 60 days; this position is reviewed regularly. At 31 March 2026 reserves of £8.2M (2025 £8.7M) were held, equating to six months of cash operating expenses with sufficient unrestricted funds to cover distribution of these reserves.

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Risk Management

Trustees follow the Charities (Accounts and Reports) Regulations 2008, as well as Charity Commission guidance when considering major risks. The risk policy, reviewed annually, lays out the process for identifying, assessing likelihood and impact, managing and reporting risk, as well as the Trustees' risk appetite. FRC reviews the risk register quarterly, reporting to Board who oversee the effectiveness of action. Day to day risk management is delegated to the executive with internal audit providing additional assurance.

Principal Risks

The principal risks arising from operations include:

- Funding future capital investment to develop and modernise the estate
- The cost of maintaining older properties at a decent standard
- Matching expectations in the delivery of high-quality customer service
- Poor contractor performance undermining reputation and satisfaction
- Regulatory or legal breach or incident adversely affecting our reputation
- Our ability to recruit and retain talented staff

There is a robust Business Plan, that aims to grow Fundraising, develop partnerships and access grant funders, as well as diversifying income to address the first two risks. Estates that do not meet our long term sustainability model will be disposed of where appropriate. To drive better customer service, investment in training and systems continues, combined with a cultural change journey to move beneficiaries to the heart of our thinking. The contracts monitoring team have been strengthened, bringing key skills in house to grow engagement with contractors to drive performance improvements. Together, these measures drive compliance and reduce the likelihood and impact of an incident.

As a charity with limited funds, we need to achieve value for money in the reward and recognition offer. We work hard to engender a positive working culture and environment, encouraging our staff to innovate to deliver and investing heavily in them. We hope this allows us to attract and retain the talent we need. Our values are: Pride, Respect, Innovation & Professionalism

Going Concern

The Trust has a robust business model, which has survived recent challenges and its financial strength is underpinned by the value of its property portfolio. The five-year business plan aims to upgrade properties using cash reserves whilst breaking even on day-to-day activities. The Trust is confident that plan will be substantially achieved, with potential to extract further value from non-core elements of the property portfolio if necessary.

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**STATEMENT OF TRUSTEES' RESPONSIBILITIES
FOR THE YEAR ENDED 31 MARCH 2026**

The Trustees (who are also the directors of the Charity for the purposes of company law) are responsible for preparing the Trustees' report including the Strategic report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year. Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Charity and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles of the Charities SORP (FRS 102)
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards (FRS 102) 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 Charity will continue in business.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions and disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

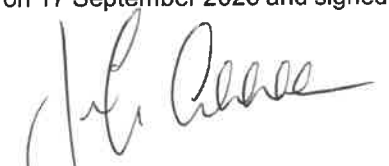
Provision of information to the auditor

Crowe UK LLP has indicated its willingness to be reappointed as statutory auditor.

So far as each of the trustees are aware, there is no relevant audit information of which the company's auditors are unaware, and each of the trustees have taken all the steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the charitable company's auditors are aware of that information.

The Trustees' Strategic Report, prepared under the Charities Act 2022 and the Companies Act 2006 was approved by the trustees in their capacity as company directors on 17 September 2026 and signed on their behalf by:


Mr J.H. Bartlett
Chair of Trustees


Mr J.P. Colborne-Baber
Trustee

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Independent Auditor's Report to the Members and the Trustees of Haig Housing Trust

Opinion

We have audited the financial statements of Haig Housing Trust ('the charitable company') for the year ended 31 March 2026 which comprise of the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 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 charitable company's affairs as at 31 March 2026, including its 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 Companies Act 2006 and the Charities and Trustee Investment (Scotland) Act 2005 and Regulations 6 and 8 of the Charities Accounts (Scotland) Regulations 2006 (amended).

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 charitable company 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 trustee'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 charitable company's or the charitable company'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 trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information contained within the annual report. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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.

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 this gives rise to a material misstatement in the financial statements themselves. 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.

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Independent Auditor's Report to the Members and the Trustees of Haig Housing Trust

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit

- the information given in the trustees' report, which includes the directors' report and the strategic report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report included within the trustees' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the charitable company and their environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report included within the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006, and the Charities Accounts (Scotland) Regulations 2006 require us to report to you if, in our opinion:

- adequate and proper accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 9, the trustees (who are also the directors of the charitable company for the purposes of company law) are 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 trustees 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 trustees are responsible for assessing the charitable company'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 trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and under the Companies Act 2006 and report in accordance with the Acts and relevant regulations made or having effect thereunder.

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.

Details of the extent to which the audit was considered capable of detecting irregularities, including fraud and non-compliance with laws and regulations, are set out below.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We identified and assessed the risks of material misstatement of the financial statements from irregularities, whether due to fraud

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Independent Auditor's Report to the Members and the Trustees of Haig Housing Trust

or error, and discussed these between our audit team members. We then designed and performed audit procedures responsive to those risks, including obtaining sufficient audit evidence and appropriate to provide a basis for our opinion.

We obtained an understanding of the legal and regulatory frameworks within which the charitable company and charitable company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements, including financial reporting legislation together with the Charities SORP (FRS 102) and local tax regulations. We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the charitable company's and the charitable company's ability to operate or to avoid a material penalty. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Trustees and other management and inspection of regulatory and legal correspondence, if any.

We also considered the opportunities and incentives that may exist within the charitable company and the charitable company for fraud. We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within the timing of recognition of grant income, the timing of recognition of repairs and maintenance expenditure and the override of controls by management. Our audit procedures to respond to these risks included enquiries of management, internal audit and the Finance & Risk Committee about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, reviewing accounting estimates for biases, reviewing regulatory correspondence with the Charity Commission, Companies House, OSCR and reading minutes of meetings of those charged with governance.

Owing 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, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, 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 non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006, and to the charitable company's trustees, as a body, in accordance with Regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the charitable company's members and trustees those matters we are required to state 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 charitable company and the charitable company's members as a body and the charitable company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



Vincent Marke
Senior Statutory Auditor
For and on behalf of
Crowe U.K. LLP
Statutory Auditor
London

Date: 25.09.2026

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**STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2026**

	Note	Endowment funds 2026 £000	Restricted funds 2026 £000	Unrestricted funds 2026 £000	Total funds 2026 £000	<i>Total funds 2025 £000</i>
Income from:						
Donations and legacies	4	-	-	213	213	23
Charitable activities	5	-	285	12,845	13,130	12,401
Grants				175	175	1,270
Profit on sale of assets		-	-	52	52	2,410
Investments		-	10	281	291	371
Other income		-	-	11	11	9
Total income and endowments		<u>-</u>	<u>295</u>	<u>13,577</u>	<u>13,872</u>	<u>16,484</u>
Expenditure on:						
Raising funds		-	-	227	227	118
Charitable activities	6	14	378	18,161	18,553	21,287
Total expenditure		<u>14</u>	<u>378</u>	<u>18,388</u>	<u>18,780</u>	<u>21,405</u>
Net gains/(losses) on investments		-	13	527	540	263
Net income before other recognised gains		<u>(14)</u>	<u>(70)</u>	<u>(4,284)</u>	<u>(4,368)</u>	<u>(4,658)</u>
Actuarial (losses) on defined benefit pension schemes		-	-	5	5	(13)
Gross transfers between funds			114	(114)		
Net movement in funds		<u>(14)</u>	<u>44</u>	<u>(4,393)</u>	<u>(4,363)</u>	<u>(4,671)</u>
Reconciliation of funds:						
Total funds brought forward		511	19,661	58,192	78,364	83,035
Net movement in funds		(14)	44	(4,393)	(4,363)	(4,671)
Total funds carried forward		<u>497</u>	<u>19,705</u>	<u>53,799</u>	<u>74,001</u>	<u>78,364</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 16 to 31 form part of these financial statements.

HAIG HOUSING TRUST
(A company limited by guarantee)

BALANCE SHEET
AS AT 31 MARCH 2026

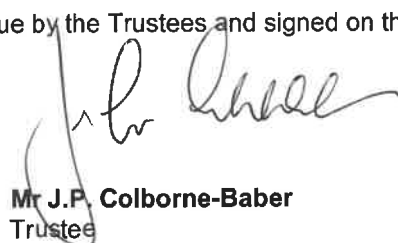
	Note	2026 £000	2025 £000
Fixed assets			
Tangible assets	11	62,176	63,246
Investments	12	11,055	13,911
		<u>73,231</u>	<u>77,157</u>
Current assets			
Debtors	13	487	1,759
Cash at bank and in hand		3,789	4,651
		<u>4,276</u>	<u>6,410</u>
Creditors: due within one year	14	(3,285)	(4,903)
Net current assets		<u>991</u>	<u>1,507</u>
Total assets less current liabilities		<u>74,222</u>	<u>78,664</u>
Defined benefit pension scheme liability	21	(221)	(300)
Total net assets		<u><u>74,001</u></u>	<u><u>78,364</u></u>
Charity funds			
Endowment funds	15	497	511
Restricted funds	15	19,705	19,661
Unrestricted funds	15	53,799	58,192
Total funds		<u><u>74,001</u></u>	<u><u>78,364</u></u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:



Mr J.H. Bartlett
Chair of Trustees
Date:

17.9.26



Mr J.P. Colborne-Baber
Trustee

HAIG HOUSING TRUST
(A company limited by guarantee)

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2026

	Note	2026 £000	2025 £000
Cash flows from operating activities			
Net cash used in operating activities	17	(4,264)	(7,020)
Cash flows from investing activities			
Interest and dividends received		291	371
Proceeds from the sale of tangible fixed assets		145	2,629
Proceeds from the sale of investments		4,260	5,118
Purchase of investments		(907)	(4,520)
Purchase of tangible fixed assets		(368)	(238)
Net cash provided by investing activities		3,421	3,360
Cash flows from financing activities			
Interest payable		(19)	(18)
Net cash used in financing activities		(19)	(18)
Change in cash and cash equivalents in the year		(862)	(3,678)
Cash and cash equivalents at the beginning of the year		4,651	8,329
Cash and cash equivalents at the end of the year	18	<u>3,789</u>	<u>4,651</u>

The notes on the following pages form part of these financial statements.

HAIG HOUSING TRUST
(A company limited by guarantee)

Notes to the financial statements

1. General information

Haig Housing Trust is a private company limited by guarantee (registered number 06593129) which is incorporated and domiciled in the UK and meets the definition of a public benefit entity under FRS102. The address of the registered office is Mountbarrow House, 12 Elizabeth Street, London, SW1W 9RB.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

2.2 Going concern

The Trust has a robust business model, the durability of which has been confirmed during the last two years, despite challenges faced in its operating environment. The financial strength of the Trust is also confirmed by the long term value of its substantial property portfolio.

The Trust has continued to maintain its substantial cash balances. The Trust's five year forecasts indicate that it will continue to maintain a positive cash balance over this period, despite significant investment in its property portfolio. The Trustees and Directors are confident that this forecasted five year cash performance will be substantially achieved, and they are aware of the potential to extract further value from non-core elements of the property portfolio if necessary. Accordingly they continue to adopt a going concern basis in preparing the financial statements.

2.3 Income

Income from rental and service charges is recognised in the financial statements in the period to which the rent or service charge relates and entitlement is earned. Investment income is accounted for on an accruals basis.

Donations received are accounted for through the income and expenditure account on a receipts basis. Donated properties are included at their open market value or their existing use value at the date of the donation.

Legacies are recognised in the financial statements only upon the granting of probate provided there is probability of legal entitlement and a reliable estimate can be obtained on notifications received before the year end. Non-performance related grants are accounted for as received.

2.4 Expenditure

Expenditure is recognised in the period in which it is incurred and includes attributable VAT which cannot be recovered. Support costs comprise of administration costs and are allocated to the various cost categories on the basis of an estimate of staff time attributable to each activity. Governance costs are the expenses incurred by the charity in meeting their statutory and constitutional requirements and include Trustees' expenses and external audit fees.

2.5 Housing Properties

Depreciation is charged to write down the value of freehold housing properties to their estimated residual value on a straight line basis over their remaining expected useful economic lives. No housing properties are shown at a value exceeding their estimated recoverable amount. Impairment losses recognised are shown under operating costs.

Freehold land is not depreciated. Freehold properties are depreciated over 50 – 70 years depending on the property. Leasehold properties are depreciated over the shorter of the term of the lease or their estimated useful life.

HAIG HOUSING TRUST
(A company limited by guarantee)

Notes to the financial statements

Other Fixed Assets

Assets costing more than £1,000 are capitalised. Depreciation is charged on a straight line basis over the expected economic life of the assets at the following rates:

Freehold offices	- 2%	50 years
Motor vehicles	- 33%	3 years
Office equipment	- 33%	3 years

2.6 Investments

Investments are stated at market value at the balance sheet date. Gains are calculated based on the movement in market value during the period. The investments in the subsidiary undertakings are stated at deemed cost less impairment.

2.7 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

2.8 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.9 Liabilities

Liabilities and provisions are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

2.10 Financial instruments

Haig Housing Trust has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost using the effective interest method.

Financial assets held at cost comprise cash at bank and in hand, together with trade and other debtors (excludes prepayments). Financial liabilities held at cost comprise bank loans and overdrafts, trade and other creditors (excludes rent in advance).

Investments, held a part of an investment portfolio, are held at market value at the Balance Sheet date, with gains and losses being recognised within income and expenditure. The value of these assets at 31 March 2026 was £11,055,000 (2025: £13,911,000).

2.11 Pensions

Haig Housing Trust participates in a defined benefit pension scheme (The Pensions Trust Social Housing Pension Scheme) and a defined contribution scheme. Costs in connection with both pension schemes are charged to the Statement of Financial Activities as contributions fall due.

2.12 Fund accounting

Restricted funds

Donations or legacies received which are earmarked by the donor for specific purposes. Such purposes are within the overall aims of the charity

Endowment funds

These are restricted funds which must be retained as trust capital, subject to a discretionary power to use this capital for specific purposes.

HAIG HOUSING TRUST
(A company limited by guarantee)

Notes to the financial statements

Designated funds

These funds have been designated by the trustees for specific purposes. The largest designated fund represents amounts invested in fixed assets for use by the charity.

General fund

The funds are available at any time for the use at the discretion of Trustees for furtherance of the charity's activities and objectives.

3. Critical accounting estimates and areas of judgment

In the application of the Charity's accounting policies, Trustees are required to make judgements, estimates, and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects the current and future periods.

In the view of the Trustees, no assumptions concerning the future or estimation uncertainty affecting assets and liabilities at the balance sheet date are likely to result in a material adjustment to their carrying amounts in the next financial year. The areas where judgments and estimates have been made include:

Pensions

The SHPS pension liability is based on the SHPS valuation as at 30 September 2025 and full details of this liability and the underlying assumptions are disclosed in note 21.

Useful economic life of assets

The estimation of the useful economic life of the properties within the portfolio means that depreciation is a judgment.

Impairment

Impairment of the properties is considered annually. In making the judgement management consider the condition and current use of the property. During the year a £1,000 (2025: £22,000) impairment charge was made against the Charity's former office premises in Morden as disclosed in note 11. There were no other impairments in the current or prior year.

4. Income from donations and legacies

	Unrestricted funds 2026 £000	Total funds 2026 £000	Total funds 2025 £000
Donations	95	95	5
Legacies	118	118	18
	<u>213</u>	<u>213</u>	<u>23</u>

5. Income from charitable activities

	Restricted funds 2026 £000	Unrestricted funds 2026 £000	Total funds 2026 £000	Total funds 2025 £000
Provision of housing to beneficiaries	<u>285</u>	<u>12,845</u>	<u>13,130</u>	<u>12,401</u>

HAIG HOUSING TRUST
(A company limited by guarantee)

Notes to the financial statements

6. Analysis of expenditure on charitable activities

Summary by fund type

	Endowment funds 2026 £000	Restricted funds 2026 £000	Unrestricted funds 2026 £000	Total funds 2026 £000
Provision of housing to beneficiaries	<u>14</u>	<u>378</u>	<u>18,161</u>	<u>18,553</u>

7. Analysis of expenditure by activities

	2026 £000	2025 £000
Staff costs	3,436	3,240
Property repair, servicing and management	12,437	15,572
Interest payable	19	18
Bad debt expense	42	16
Return of grant to Help for Heroes	75	-
Building depreciation	1,273	1,277
Support Costs	1,271	1,164
	<u>18,553</u>	<u>21,287</u>

Support costs as above include consultancy fees of £15,000, legal and professional fees of £88,000, information technology costs of £301,000, ancillary staff costs of £159,000, telephone expenses of £98,000, depreciation of £72,000 and other costs of £538,000.

In prior years Help for Heroes has contributed grants towards purchase of properties. These grants are returned to Help for Heroes in the event a property bought using a Help for Heroes grant is sold. The net balance of Help for Heroes grants used to purchase properties as at 31st March 2026 was £1.5M (2025 £1.5M). No properties bought using a Help for Heroes grant are currently planned for disposal.

8. Auditor's remuneration

	2026 £000	2025 £000
Fees payable to the Charity's auditor for the audit of the Charity's annual accounts	36	34
Fees payable to the Charity's auditor in respect of: All non audit services not included above	<u>-</u>	<u>-</u>

HAIG HOUSING TRUST
(A company limited by guarantee)

Notes to the financial statements

9. Staff costs

	2026	<i>2025</i>
	£000	<i>£000</i>
Wages and salaries	2,961	2,813
Social security costs	360	281
Contribution to defined contribution pension schemes	214	202
	<u>3,535</u>	<u>3,296</u>

Staff costs of £3,436,000 were charged to charitable activities and £99,000 (2025: £55,000) to raising funds.

The average number of persons employed by the Charity during the year was as follows:

	2026	<i>2025</i>
	No.	<i>No.</i>
Provision of housing	47	48
Support staff	13	12
	<u>60</u>	<u>60</u>

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2026	<i>2025</i>
	No.	<i>No.</i>
In the band £60,001 - £70,000	4	3
In the band £70,001 - £80,000	2	1
In the band £80,001 - £90,000	3	2
In the band £90,001 - £100,000		1
In the band £130,001 - £140,000	-	-
In the band £140,001 - £150,000	1	1

Several senior staff left the organisation over the year, which affects the above figures.

Employer's pension contributions of £63,680 (2025: 52,954) were paid in respect of these higher paid employees. The total employee benefits of 6 key management personnel of the charity for year ending 31 March 2026 were £661,632 (2025: 5 key management personnel received £569,527).

10. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2025: £nil).

During the year ended 31 March 2026, expenses of £1k were reimbursed or paid directly to Trustees (2025: £2k)

HAIG HOUSING TRUST
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Notes to the financial statements

11. Tangible fixed assets

	Housing properties £000	Work in progress £000	Freehold office £000	Office equipment £000	Total £000
Cost or valuation					
At 1 April 2025	81,985	210	307	325	82,827
Additions	-	357	-	11	368
Disposals	(111)	-	-	-	(111)
At 31 March 2026	<u>81,874</u>	<u>567</u>	<u>307</u>	<u>336</u>	<u>83,084</u>
Depreciation					
At 1 April 2025	19,041	-	306	234	19,581
Charge for the year	1,273	-	-	71	1,343
On disposals	(17)	-	-	-	(17)
Office impairment	-	-	1	-	1
At 31 March 2026	<u>20,296</u>	<u>-</u>	<u>307</u>	<u>305</u>	<u>20,908</u>
Net book value					
At 31 March 2026	<u>61,578</u>	<u>567</u>	<u>-</u>	<u>31</u>	<u>62,176</u>
At 31 March 2025	<u>62,944</u>	<u>210</u>	<u>1</u>	<u>91</u>	<u>63,246</u>

12. Investments

	2026 £000	2025 £000
Market Value at 1 April	13,911	14,292
Additions	907	4,720
Disposals	(4,303)	(5,364)
Gain / (losses) on investments	540	263
Market value at 31 March	<u>11,055</u>	<u>13,911</u>
<i>Historic Cost</i>	<u>8,876</u>	<u>13,239</u>

Investments comprise £11.1m under management with Rathbones Investment Management and are represented by holdings in UK and overseas fixed interest, equities and property funds.

HAIG HOUSING TRUST
(A company limited by guarantee)

Notes to the financial statements

13. Debtors

	2026	2025
	£000	£000
Rent debtors	191	277
Prepayments	192	229
Accrued income and other debtors	104	1,253
	<u>487</u>	<u>1,759</u>

14. Creditors: Amounts falling due within one year

	2026	2025
	£000	£000
Trade creditors	362	1,166
Other creditors	128	153
Accruals and deferred income	2,795	3,584
	<u>3,285</u>	<u>4,903</u>

The above includes £103k (2025: £131k) of deferred income which relates to rental income received in advance, the amount bought forward was recognised fully within the year.

HAIG HOUSING TRUST
(A company limited by guarantee)

Notes to the financial statements

15. Statement of funds – current year

	Balance at 1 April 2025 £000	Income £000	Expenditure £000	Transfers/ Gains/ (Losses) £000	Balance at 31 March 2026 £000
Unrestricted funds					
Designated funds					
Fixed asset fund	43,403	-	(1,393)	354	42,364
Leasehold liability fund	117	-	-	-	117
Sustainability projects fund	2,305	-	(512)	-	1,793
Property acquisition fund	1,000	-	-	-	1,000
Planned improvements fund	5,000	-	(725)	-	4,275
Community chest reserve	72	-	-	-	72
Pension reserve	(300)	-	74	5	(221)
	<u>51,597</u>	<u>-</u>	<u>(2,557)</u>	<u>359</u>	<u>49,400</u>
General funds					
General Funds - all funds	6,595	13,578	(15,831)	58	4,400
Total Unrestricted funds	<u>58,192</u>	<u>13,578</u>	<u>(18,388)</u>	<u>417</u>	<u>53,799</u>
Endowment funds					
Permanent Endowment	<u>511</u>	<u>-</u>	<u>(14)</u>	<u>-</u>	<u>497</u>
Restricted funds					
Veterans Accommodation	14,580	-	-	-	14,580
Colchester Borough Council	450	-	-	-	450
DSSHF	2,706	142	(81)	-	2,767
Disabled Officer Garden					
Homes	(42)	143	(215)	114	-
Help for Heroes (coming home)	1,560	-	(75)	-	1,485
Other	104	-	-	-	104
Mrs Willie James Fund	303	10	(7)	13	319
	<u>19,661</u>	<u>295</u>	<u>(378)</u>	<u>127</u>	<u>19,705</u>
Total of funds	<u>78,364</u>	<u>13,873</u>	<u>(18,780)</u>	<u>544</u>	<u>74,001</u>

HAIG HOUSING TRUST
(A company limited by guarantee)

Notes to the financial statements

Statement of funds –prior year

	Balance at 1 April 2024 £000	Income £000	Expenditure £000	Transfers/ Gains/ (Losses) £000	Balance at 31 March 2025 £000
Unrestricted funds					
Designated funds					
Fixed asset fund	44,785	-	(1,317)	(65)	43,403
Leasehold liability fund	117	-	-	-	117
Sustainability projects fund	7,000		(2,695)	(2,000)	2,305
Property acquisition fund	1,000			-	1,000
Planned improvements fund	3,000			2,000	5,000
Community chest reserve	72			-	72
Pension reserve	(359)	-	72	(13)	(300)
	<u>55,615</u>	-	<u>(3,940)</u>	<u>(78)</u>	<u>51,597</u>
General funds					
General Funds - all funds	7,163	16,203	(17,105)	334	6,595
Total Unrestricted funds	<u>62,778</u>	<u>16,203</u>	<u>(21,045)</u>	<u>256</u>	<u>58,192</u>
Endowment funds					
Permanent Endowment	<u>525</u>	-	<u>(14)</u>	-	<u>511</u>
Restricted funds					
Veterans Accommodation	14,580	-	-	-	14,580
Colchester Borough Council	450	-	-	-	450
DSSHF	2,679	135	(108)	-	2,706
Disabled Officer Garden					
Homes	56	136	(234)	-	(42)
Help for Heroes (coming home)	1,560	-	-	-	1,560
Other	104	-	-	-	104
Mrs Willie James Fund	303	10	(4)	(6)	303
	<u>19,732</u>	<u>281</u>	<u>(346)</u>	<u>(6)</u>	<u>19,661</u>
Total of funds	<u>83,035</u>	<u>16,484</u>	<u>(21,405)</u>	<u>250</u>	<u>78,364</u>

Permanent Endowment

Relates to properties originally gifted to Disabled Officer Garden Homes.

Restricted Funds / Reserves

Veterans Accommodation Fund

This fund was created with monies from the Ministry of Defence and is to be used to develop /purchase properties in Morden, Scotland, Aldershot and Colchester. At 31 March 2026 the balance of the fund included properties purchased. There is a 15 year covenant on assets purchased with these funds.

Colchester Borough Council Fund

This restricted fund was created with monies from Colchester Borough Council to provide affordable homes for ex-service men and women.

Disabled Soldier and Sailors (Hackney) Foundation (DSSHF)

This restricted fund was created on the gift of the assets and liabilities of the above charity to Haig Housing

HAIG HOUSING TRUST
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Notes to the financial statements

Trust. Further details are included in note 24.

Disabled Officer Garden Homes

This fund (along with the permanent endowment fund) represents funds in respect of Disabled Officer Garden Homes administered by Haig Housing Trust. Further details are included in Note 24.

Help for Heroes (Coming Home)

These funds comprise amounts donated to provide housing to injured service men and women.

Mrs Willie James Charity

Administered by Haig Housing Trust, the funds are used to support a variety of purposes for needy tenants.

Designated funds / reserves

Fixed asset fund

This represents the net book value of Tangible Fixed Assets held in unrestricted funds which are not available in the short term to fund the Trust's activities. Transfers represent net additions to fixed assets.

Leasehold liability fund

An accumulation fund created to retain funds for the renewal and extension of leases on short and medium term leasehold properties.

Sustainability projects fund

This fund was created to retain funds for planned sustainability improvements to the Trust's existing properties in line with the five-year estate improvement project.

Property acquisition fund

A fund created to provide for funds in anticipation of future property acquisitions in the coming five years.

Planned improvements fund

A fund created to provide funds for a range of planned improvements to the Trust's existing property portfolio in line with the five-year estate improvement project.

Pension reserve

This represents funds set aside for the potential future costs arising from the Trust's commitment to the Social Housing Pension Scheme.

Community Chest Reserve

This fund was created to hold individual donations in order to ensure that the amounts donated are subsequently spent on charitable purposes in dedication to these donors.

16 Analysis of net assets between funds – current period

	Endowment funds 2026 £000	Restricted funds 2026 £000	Unrestricted funds 2026 £000	Total funds 2026 £000
Tangible fixed assets	497	17,797	43,882	62,176
Fixed asset investments	-	319	10,736	11,055
Current assets	-	1,589	2,687	4,276
Creditors due within one year	-	-	(3,285)	(3,285)
Provisions for liabilities and charges	-	-	(221)	(221)
Total	497	19,705	53,799	74,001

HAIG HOUSING TRUST
(A company limited by guarantee)

Notes to the financial statements

Analysis of net assets between funds - prior period

	Endowment funds 2025 £000	Restricted funds 2025 £000	Unrestricted funds 2025 £000	Total funds 2025 £000
Tangible fixed assets	511	17,709	45,026	63,246
Fixed asset investments	-	298	13,613	13,911
Current assets	-	1,654	4,756	6,410
Creditors due within one year	-	-	(4,903)	(4,903)
Provisions for liabilities and charges	-	-	(300)	(300)
Total	511	19,661	58,192	78,364

17. Reconciliation of net movement in funds to net cash flow from operating activities

	2026 £000	2025 £000
Net income for the period	(4,906)	(4,921)
Adjustments for:		
Depreciation charges	1,343	1,366
Interest and dividends received	(291)	(371)
Profit on the sale of fixed assets	(52)	(2,410)
Movement in pension deficit liability	(74)	(72)
Decrease/ (Increase) in debtors	1,273	(457)
Decrease in creditors	(1,576)	(173)
Interest payable	19	18
Net cash provided by operating activities	(4,264)	(7,020)

18. Analysis of cash and cash equivalents

	2026 £000	2025 £000
Cash in hand	3,789	4,651
Total cash and cash equivalents	3,789	4,651

HAIG HOUSING TRUST
(A company limited by guarantee)

Notes to the financial statements

19. Analysis of Net Debt

	At 1 April 2025 £000	Cash flows £000	At 31 March 2026 £000
Cash at bank and in hand	4,651	(862)	3,789
	<u>4,651</u>	<u>(862)</u>	<u>3,789</u>

20. Capital commitments

	2026 £000	2025 £000
Contracted for but not provided in these financial statements	<u>-</u>	<u>-</u>

21. Pension commitments

Defined benefit scheme

The Trust 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 benefit scheme in the UK.

The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with the documents issued by the Pensions 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. The valuation revealed a deficit of £693m. A recovery plan has been put in place with the aim of removing this deficit by 31 March 2028.

The Scheme is classified as a "last-man standing arrangement". Therefore the Trust is potentially liable for other participating employers' obligations if these 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 an annuity purchase basis on withdrawal from the Scheme.

For financial years ending on or before 28 February 2019, it was not possible for the Trust to obtain sufficient information to enable it to account for the scheme as a defined benefit scheme. Therefore the Trust accounted for the Scheme as a defined contribution scheme. For financial years ending on or after 31 March 2019, it has been possible to obtain sufficient information to enable the Trust 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 2025. The liability figures from this valuation were rolled forward for accounting year-ends from 31 March 2026 to 28 February 2027 inclusive.

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

We were notified in 2021 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 is seeking clarification from the Court on these items, and this process is ongoing with the Court's determination expected no earlier than Autumn 2026. It is estimated that this could potentially increase the value of the full Scheme liabilities by £155m. We note that this estimate has been calculated as at 30 September 2022 on the Scheme's Technical Provisions basis. Until the Court direction is received, it is unknown whether the full (or any) increase in liabilities will apply and therefore, in line with the prior year, no adjustment has been made in these financial statements in respect of this.

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Notes to the financial statements

Fair value of plan assets, present value of defined benefit obligation, and defined benefit asset

	2026	2025
	(£000s)	(£000s)
Fair value of plan assets	1,701	1,649
Present value of defined benefit obligation	1,922	1,949
Surplus (deficit) in plan	(221)	(300)
Defined benefit asset (liability) to be recognised	(221)	(300)

Reconciliation of opening and closing balances of the defined benefit obligation

	2026	2025
	(£000s)	(£000s)
Defined benefit obligation at start of period	1,949	2,041
Interest and other expenses	110	99
Actuarial losses (gains) due to scheme experience	38	104
Actuarial losses (gains) due to changes in financial assumptions	(2)	(167)
Benefits paid and expenses	(173)	(128)
Defined benefit obligation at end of period	1,922	1,949

Reconciliation of opening and closing balances of the fair value of plan assets

	2026	2025
	(£000s)	(£000s)
Fair value of plan assets at start of period	1,649	1,682
Interest income	91	81
Losses / gains on plan assets	41	(76)
Employer contributions	93	90
Benefits paid and expenses	(173)	(128)
Fair value of plan assets at end of period	1,701	1,649

Reconciliation of opening and closing balances of the fair value of plan assets

Expenses	3	3
Net interest expense	15	15
Defined benefit costs recognised in Statement of Financial Activities	18	18

Defined benefit costs recognised in Statement of Financial Activities

Experience on plan assets (excluding amounts included in net interest cost) - gain (loss)	41	(76)
Gains and losses arising on the plan liabilities - gain (loss)	(13)	(104)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain (loss)	(25)	-
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss)	2	167
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain (loss)	5	(13)
Total amount recognised in Other Comprehensive Income - gain (loss)	5	(13)

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Notes to the financial statements

<u>Assets</u>	2026 (£000s)	2025 (£000s)
Global Equity	188	185
Absolute Return		
Liquid Alternatives	303	306
Emerging Markets Debt		
Risk Sharing		
Property	83	83
Insurance linked securities	3	5
Infrastructure		
Private Debt		
Opportunistic Illiquid Credit		
Private Credit	205	202
Credit	68	63
Investment Grade Credit	100	51
Opportunistic Credit		
Cash	-	22
Private Equity	4	1
Currency Hedging	-	3
Real Assets	160	197
Secured Income	52	28
Liability Driven Investment	518	499
Net Current Assets	17	4
Total assets	1,701	1,649

None of the fair values 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	2026 % per annum	2025 % per annum
Discount Rate	5.89%	5.68%
Inflation (RPI)	3.36%	3.14%
Inflation (CPI)	3.01%	3.75%
Salary Growth	4.01%	3.75%
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance

	Life expectancy at age 65
Male retiring in 2026	20.9
Female retiring in 2026	23.2
Male retiring in 2046	22.2
Female retiring in 2046	24.6

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Notes to the financial statements

22. Operating leases - Lessor

Properties owned by Haig Housing Trust are occupied under various tenancy agreements. The committed rental income generated under these agreements over the next 12 months is estimated to be £597,000 (2025 £563,000).

The Charity had no commitments under non-cancellable operating leases at 31 March 2026

23. Related party transactions

There have been no related party transactions that require disclosure.

24. Linked charities and subsidiaries

Disabled Officer Garden Homes, Mitchell Flats and Clevedon Homes have in the past been subject to a uniting direction granted by Charity Commission schemes. The objects of the linked charities below are generally the provision of housing accommodation for people in need, hardship or distress with preference given to ex-service men and women and other charitable purposes for the benefit of the residents as the trustees shall decide. However, in respect of Disabled Officer Garden Homes (DOGH) accommodation is for disabled former officers who are married or in a relationship analogous to marriage.

In addition, the Trust holds all allotted shares in Haig Housing Trading Limited (formerly Coming Home Campaign Limited, name changed on 11 June 2019), a limited company (registered in England and Wales 09331680) that carries out trading activities on behalf of the charity. This entity was dormant for the year ended 31 March 2026

A summary of the results of each, which are included in these Financial Statements, are shown below:

	DOGH £'000	Mitchell Flats £'000	Clevedon Homes £'000
Income	143	14	12
Expenditure	(215)	(11)	(15)
(Deficit) / Surplus	(72)	3	(3)
Net assets	494	(88)	526

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Notes to the financial statements

25. Statement of Financial Activities – Comparatives

	Note	Endowment funds 2025 £000	Restricted funds 2025 £000	Unrestricted funds 2025 £000	Total funds 2025 £000	Total funds 2024 £000
Income from:						
Donations and legacies	4	-	-	23	23	8
Charitable activities	5	-	271	12,130	12,401	11,566
Grants				1,270	1,270	1,313
Profit on sale of assets				2,410	2,410	881
Investments		-	10	361	371	754
Other income		-	-	9	9	13
Total income and endowments		-	281	16,203	16,484	14,535
Expenditure on:						
Raising funds		-	-	118	118	92
Charitable activities		14	346	20,927	21,287	20,069
Total expenditure		14	346	21,045	21,405	20,161
Net gains/(losses) on investments		-	(6)	269	263	382
Net movement in funds before other recognised gains		(14)	(71)	(4,573)	(4,658)	(5,244)
Actuarial (losses) on defined benefit pension schemes		-	-	(13)	(13)	(51)
Net movement in funds		(14)	(71)	(4,586)	(4,671)	(5,295)
Reconciliation of funds:						
Total funds brought forward		525	19,732	62,778	83,035	88,330
Net movement in funds		(14)	(71)	(4,586)	(4,671)	(5,295)
Total funds carried forward		511	19,661	58,192	78,364	83,035

The Statement of Financial Activities includes all gains and losses recognised in the year.