



Creating great homes and communities
with the people of Barnsley

ANNUAL GENERAL MEETING

THURSDAY, 24th SEPTEMBER 2026

6.30 p.m. – Gateway Plaza, Level 10, Large Training Room

A G E N D A

1. Welcome by Chair of the Board, Berneslai Homes
2. Minutes of the last Annual General Meeting held on 25 September 2025
3. To receive the Berneslai Homes Ltd Annual Report and Accounts for the period ended 31 March 2026, including:
4. Acceptance by Shareholder, Barnsley Metropolitan Borough Council
5. Re-appointment of External Auditors, BDO (UK) LLP
6. Retirement and appointment of Board Members
7. To agree the date of the next Annual General Meeting – 30th September 2026



Minutes of Berneslai Homes Annual General Meeting

25th September 2025

6.30 p.m. Gateway Plaza

Present:

Ken Taylor (KT)	-	Chair
Richard Fryer (RF)	-	Board Member
Adam Hutchinson (AH)	-	Board Member
Mark Johnson (MJ)	-	Board Member
David Leech (DL)	-	Board Member
Gez Morrall (GM)	-	Board Member
Kevin Osborne (KO)	-	Board Member
Jo Sugden (JS)	-	Board Member
Amanda Garrard (AGa)	-	CEO
Dave Fullen (DF)	-	Executive Director, Customer & Estate Services
Rachel Taylor (RT)	-	Executive Director, Resources and Company Secretary
Russell Thompson (RTh)	-	Interim Executive Director, Property Services
Paul Clifford (PC)	-	Service Director BMBC
Sarah Clyde (SC)	-	Head of Strategic Housing BMBC

Apologies

Rebecca Mather (RM)	-	Board Member
Sarah Tattersall (ST)	-	Board Member

Item 1 – Welcome by the Chair of the Board, Berneslai Homes

The Chair extended a warm welcome to all in attendance for the 2025 Annual General Meeting.

Item 2 – Minutes of the AGM held 26th September 2024

The minutes were accepted as a true and accurate record

Item 3 – To receive BH Ltd Annual Report and Accounts

RT advised that following Board approval the report and accounts would be available on the Companies House website. Key messages to note from the Annual Report are the RSH C1 judgment and the approach of working in partnership with BMBC, tenants and staff. Key financial information to note is a turnover of £44.9M and a deficit of £0.9K. Before adjusting for the pension's disclosure, BH achieved a £566K surplus. Net current assets are £7.87M which is very healthy.

Resolved:

PC representing BMBC received the report and accounts.

Item 4 – Acceptance by Shareholder, BMBC

PC on behalf of Councillor Franklin accepted the accounts.

He acknowledged the ongoing challenging environment and extended his thanks to BH colleagues for continuing to deliver excellent services. He referred to the key achievements which included attaining a C1 rating from the Regulator of Social Housing; this reflects the strong commitment to partnership working. BH and BMBC have also collaborated on the 'Love Where You Live' campaign and BH have launched the customer engagement calendar and expanded opportunities for tenant involvement. The ongoing collaboration with tenants has helped shape policies to ensure high quality safe council housing in Barnsley.

PC expressed confidence in colleagues and said he looked forward to continued partnership working to address future challenges and continuing to create great homes and communities with the people of Barnsley.

Item 5 – Annual Report to Tenants – Presentation

In addition to the discussions held at the Board meeting, RT expressed her thanks to the members of the Editorial Group for their individual contributions in preparing the report for circulation in a clear and readable format.

Item 6 – Reappointment of External Auditors BDO

The Chair proposed and it was agreed that BDO be appointed as External Auditors to the company for the financial year 2025/26, noting that the Chief Executive is authorised to set remuneration.

Item 7 – Retirement and Appointment of Board Members

The meeting noted and accepted the retirement of Councillor Sarah Tattersall and the appointment of Councillor David Leech, effective from 25 September 2025. Additionally, it was noted that Mahara Haque and Eric Smith retired from the Board, effective from 5 December, 2024.

Although Sarah Tattersall was unable to attend, a message submitted by Sarah was read out by PC. The Chair expressed sincere gratitude to Sarah Tattersall for her dedicated service and strong advocacy on behalf of Berneslai Homes tenants.

Item 8 – To agree the date of the next meeting –

24th September 2026

To conclude the Chair formally extended his sincere gratitude and recognition to all Board members for their exemplary dedication and contributions. Their commitment not only provides robust assurance to the organisation but also ensures the needs and interests of our tenants remain at the forefront.

In addition, he also offered his thanks to the Executive Team for their exceptional efforts and support. The value of their work is recognised and appreciated

Registered company number 04548803

BERNESLAI HOMES LIMITED

(A Company Limited by Guarantee)

Annual Report and Accounts for the year ended 31 March 2026

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Board of Directors

Ken Taylor
Chair of the Board

Gerard Morrall
Tenant Board Member

Adam Hutchinson
Independent Board Member

Richard Fryer
Independent Board Member

Jo Sugden
Independent Member

Councillor Kevin Osborne
(Resigned effective from 7 May 2026)

Councillor David Leech
(Appointed 25 September 2025 and resigned effective 7 May 2026)

Mark Johnson
Independent Board Member
(Resigned effective from 16 January 2026)

Councillor Sarah Tattersall
(Resigned effective from 25 September 2025)

Rebecca Mather
Tenant Board
Member (Resigned effective from 28 May 2026)

George Paterson
Independent Board Member
(Appointed 16 January 2026)

Executive Officers

Amanda Garrard
Chief Executive
(Resigned effective from 31 March 2026)

Stephen Feast
Chief Executive
(Appointed effective from 1st April 2026)

Dave Fullen
Executive Director of Customer
and Estates Services

Arturo Gulla
Executive Director of
Property Services (resigned 15 August 2025)

Rachel Taylor
Executive Director of Resources &
Company Secretary

External Auditor

BDO LLP
6th Floor
Central Square
29 Wellington Street
Leeds
LS1 4DL

Bankers

Barclays Bank
PLC
10-18 Queen Street
Barnsley
S70 1SJ

Solicitors

BMBC Legal Services
PO Box 634
Barnsley
S70 9GG

Registered Office

10th Floor
Gateway Plaza
Off Sackville Street

Barnsley
S70 2RD

Statement from the Chair

Throughout 2025/26, Berneslai Homes has continued to deliver high-quality housing services and property repairs, while supporting tenants to live well in their homes and neighbourhoods.

Our close working relationship with Barnsley Council remains key to this. As we move further into the 10-year contract to manage and maintain the council's housing stock, we continue to build on this partnership to strengthen services and deliver real improvements for tenants.

We are committed to doing the right thing and making a positive difference socially, economically and environmentally, in line with the Council's 2030 Plan. During 2025/26 this has been reflected in a stronger focus on tenant engagement, more visible work in neighbourhoods, increased attention on tackling damp and mould, supporting tenant's wellbeing and continued improvements to our governance and assurance arrangements to support safe and sustainable services.

During 2025/26, we have broadened the range of ways tenants can influence and scrutinise services, giving clearer routes for feedback, challenge and involvement in shaping decisions. Stronger use of customer insight, complaints learning and scrutiny activity has helped ensure tenant experience is consistently reflected in priorities and service improvements across the organisation.

Keeping tenants safe remains one of the Board's highest priorities. During 2025/26 the Board has continued to maintain strong oversight of safety performance, risks and actions, providing challenge and assurance as the organisation delivers its refreshed Strategic Plan and responds to a changing regulatory environment.

I am incredibly proud of the work of colleagues across Berneslai Homes, particularly in what continues to be a demanding time for the housing sector. I would like to thank everyone for their commitment and hard work in delivering for our tenants and communities.

Finally, on behalf of the Board, I would like to thank the Council, our tenants and our partners for their continued support. We look forward to continuing to work together as we deliver our shared vision of creating great homes and communities with the people of Barnsley.

Ken Taylor
Chair
24 September 2026

Strategic Report Year ended 31 March 2026

The Board present their annual report and the audited financial statements for the year ended 31 March 2026

Activities of the Company

Berneslai Homes Limited is a wholly owned and controlled Company of Barnsley Metropolitan Borough Council (BMBC) and is limited by guarantee. The Company manages and maintains the Housing stock and other Housing Revenue Account assets on behalf of the Council.

Business review

The financial year 2025/26 was again a challenging year for the housing sector which placed a strain on budgets and exacerbated recruitment and supply issues. The Property Repairs and Improvement Partnership (PRIP) contract began its sixth year with Property Repairs Team (PSRT) responsible for delivering two thirds of the contract. The PSRT outturn for the year was turnover of £26.9M (2025: £28.8M), with a surplus of £0.15M after a stock adjustment of £0.35M (2025: £1M).

Investment in the council's housing stock, alongside supporting compliance, sustainability, and the delivery of key priorities remained a key focus. The number of empty homes was recognised as a pressure area and a focus for further improvement. Progress was also made in strengthening governance, implementing the Risk Management Framework, and enhancing partnership working.

Berneslai Homes remains focused on value for money, efficiency, and delivering positive outcomes for tenants, and is well positioned to respond to future challenges.

Principal risks and uncertainties

Risk can never be eliminated entirely, but effective risk management helps ensure that risks are identified early, understood properly and managed in a proportionate way. At Berneslai Homes, risk management is embedded within our governance and day-to-day management arrangements and is a key part of how we plan, make decisions and provide assurance.

Risk is considered throughout the business planning process, and the Risk Management Framework is a key component of the organisation's overall assurance framework. Overall responsibility for risk management rests with the Board and the Chief Executive.

Berneslai Homes operates a robust approach to risk management, including:

- a) Monitoring strategic risks and operational and project risks through a dedicated risk management system.
- b) Quarterly review of the Strategic Risk Register by the Executive Management Team, Audit & Risk Committee and the Board, providing regular challenge, visibility and assurance.
- c) Two-yearly zero-based reviews of both strategic and operational risks to ensure continued relevance and to identify emerging threats and opportunities; a comprehensive refresh of risks is currently underway as part of the implementation of the new risk management framework and system.
- d) Operational risk registers are owned and maintained by each directorate and lead EMT member and are reviewed at least quarterly.
- e) Annual review and approval of the Risk Management Framework by the Board, with the Audit & Risk Committee providing assurance on its effectiveness.
- f) Mandatory consideration of risk within all Board and Committee reports to support informed decision-making.
- g) Clear alignment between risk registers, corporate assurance activity and the Strategic Plan, ensuring risks are linked to organisational priorities.
- h) Board ownership of the Risk Appetite Statement, refreshed in July 2025 by the Board and Executive Management Team to reflect the Strategic Plan and the current external operating environment.

The principal risks currently facing Berneslai Homes include: -

- **We don't have the appropriately skilled and motivated workforce to deliver services effectively which meet statutory and regulatory requirements** – This became a more significant risk during 2025/26 following challenges in recruiting to a number of key senior leadership roles, including the Executive Director of Property Services and several Head of Service positions. Workforce planning, recruitment, retention and skills development remained key areas of focus throughout the year.
- **The HRA does not cover service requirements** – This remained a critical risk throughout 2025/26 due to ongoing financial pressures, increasing service demands and regulatory requirements. Management actions focused on expenditure controls, efficiency savings and long-term financial planning to support the delivery of services and investment priorities.
- **Ineffective decision making as a result of data quality** – This remained a critical risk during 2025/26, reflecting the importance of accurate customer and asset data in supporting operational and strategic decision making. Activity during the year focused on strengthening data governance, improving data quality and progressing investment in data improvement initiatives.
- **Reduction in customer satisfaction** – This remained a critical risk during 2025/26 due to increasing customer expectations, service demand and complaint volumes. Although customer satisfaction levels showed gradual improvement during the year, continued focus was placed on service performance and customer outcomes.
- **Mould, damp and condensation** – This remained a key strategic risk throughout 2025/26 due to the implementation of Awaab's Law and increasing regulatory expectations relating to housing conditions. Activity during the year focused on ensuring compliance with the first phase of Awaab's Law, which came into force in October 2025, whilst continuing to strengthen arrangements for identifying, managing and resolving cases of damp, mould and condensation. Work also progressed to embed new requirements and prepare for the subsequent phases of the legislation, helping to protect tenant safety and support ongoing regulatory compliance.
- **The cost-of-living crisis and welfare reform is impacting tenants and our communities** – This remained a critical risk during 2025/26 as economic pressures continued to affect tenants and communities, increasing financial hardship and demand for support services. The organisation also continued to respond to wider impacts, including disrepair claims and changing customer support needs.
- **Ability to deliver historical and in year repairs and maintenance works within current financial resources available** – This remained a critical risk during 2025/26 due to the scale of investment required to maintain homes and address historic backlogs. However, strengthened financial controls, enhanced monitoring and progress in reducing backlogs improved assurance over delivery during the year.
- **Vulnerability of in-house and third-party systems to cyber-attack** – This remained a critical risk throughout 2025/26 due to the increasing frequency and sophistication of cyber threats facing public sector organisations. Ongoing work on cyber security controls, system resilience and staff awareness training remained a key priority.
- **Business continuity** – This remained a significant strategic risk during 2025/26, reflecting the potential impact of major incidents, cyber events, infrastructure failures and severe weather. Business continuity arrangements continued to be reviewed and tested to support organisational resilience and the uninterrupted delivery of critical services.

Financial Performance for the year

The Board reports a deficit of £1.2M for the year (2025: deficit £0.9M). The deficit is contributed by the company's share of the Local Government Pension Scheme, excluding the pension expenses the

company made a deficit before taxation of £0.8M (2025: surplus £0.6M). The company's turnover, which is the total revenue generated, was £43.7M, down from £44.9M the previous year.

The company's net assets, which represent the total value of its assets minus its liabilities, were 6.7M, a decrease from £7.5M the previous year. This figure includes a net pension liability of £0.40M, slightly reduced from £0.42M the previous year.

Emissions and Energy Consumption

The Company's greenhouse gas emissions and energy consumption are as follows:

	2025/26 CO2e (t)	2024/25 CO2e (t)
Scope 1:		
Direct emissions resulting from activities for which the Company is responsible involving natural gas and vehicle fleet	2,129	2,878
Scope 2:		
Indirect emissions resulting from activities for which the Company is responsible involving electricity	500	510
Scope 3:		
Indirect emissions resulting from activities for which the Company is responsible but does not control involving business mileage and Home Working	314	725

The intensity ratio for the year was 67.2 CO2e per £m turnover (2024/25 was 91.5).

The main source of CO2 emissions is from gas supplies primarily in relation to the district heating systems. Included in our Sustainability Strategy 2022-2027 our ambition is to monitor and trial new heating technologies offering affordable warmth and carbon reduction. Further detail of initiatives is included in Section 172 Reporting.

The data has been taken from monthly invoices received from suppliers and converted using the UK government GHG Conversion Factors for Company Reporting.

Section 172 Reporting

The Board of Berneslai Homes is required under Section 172(1) of the Companies Act 2006 to act in a way that it considers, in good faith, would be most likely to promote the success of the organisation for the benefit of its members, while having regard to the interests of stakeholders and the long-term consequences of its decisions.

Berneslai Homes has a clear vision of:

- Creating great homes and communities with the people of Barnsley
- The vision is supported by our values, the 3 C's that underpin everything we do
- Customer First
- Can do attitude
- Curious

Berneslai Homes' four strategic priorities are aligned with the Council's objectives to promote consistency in our approach and ensure we support the Council's vision of making Barnsley a place of possibilities:

- a) Listening and responding to our customers
- b) Keeping tenants safe and warm

- c) Improving opportunities for employment and training
- d) Increasing efficiency and effectiveness

Our strategic Plan 2021 to 2031 is reviewed annually and sets out our long-term goals, the steps needed to achieve them and how we will monitor our success.

Directors' duties

Directors of UK companies must act in accordance with a set of general duties. These duties are detailed in section 172(1) of the Companies Act 2006 which is summarised as follows:

'A director of a company must act in the way they consider, in good faith, would be most likely to promote the success of the company for the benefit of its members as a whole and, in doing so, have regard (amongst other matters) to:

- a) the likely consequences of any decisions in the long term;
- b) the interests of the company's employees;
- c) the need to foster the company's business relationships with suppliers, customers and others;
- d) the impact of the company's operations on the community and environment;
- e) the need to maintain a reputation for high standards of business conduct; and
- f) the need to act fairly between members of the Company.'

Business Conduct

Directors are briefed on their duties, and they can access professional advice on these, either from the Company Secretary or, if they judge it necessary, from an independent adviser. It is important to recognise that in a large organisation such as ours, the Directors fulfil their duties partly through a governance framework that delegates the day-to-day decision-making to employees of the Company. The Board considers its stakeholders to be:

- a) Its customers – tenants, leaseholders and the public
- b) Barnsley Metropolitan Borough Council – not just as the owner but as a crucial partner in providing services to Barnsley residents
- c) Its employees – who are integral to our service delivery

Key decisions and stakeholders

Good governance is essential in ensuring that stakeholders continue to be supportive of Berneslai Homes and its Strategic Plan.

The following list below highlights key events and decisions made by the Board. In general, all stakeholders are affected by these decisions, including BMBC, Board, Employees and Customer. the stakeholders they impact. Key events and decisions have been determined by assessing items which are either material or that have a significant impact on one or many categories of stakeholders.

- a) A new Repairs and maintenance policy
- b) Customer Insight and Engagement Strategy
- c) Risk management
- d) Governance – decisions throughout the year to support compliance with the NHF code of governance and continuous improvement
- e) Strategic Plan and annual business action plan
- f) Value for money strategy
- g) Berneslai Homes budget 26/27.

People

Berneslai Homes is committed to being a responsible business. We work to build strong partnerships that meet the expectations of our Board, employees, customers and suppliers. Employees are at the heart of our services. For our business to be successful we need to manage the performance of our people whilst developing talent, ensuring that we operate as efficiently as possible.

Partnership

Berneslai Homes work closely with Barnsley Council and the 2030 Board, our local communities and different businesses and organisations across all sectors to achieve their vision of Barnsley being a place of possibilities.

Community and Environment

Berneslai Homes embrace diversity and inclusion, provide work opportunities, support carers, and contribute to the zero-carbon agenda. We invest and spend wisely in our homes and communities whilst also supporting the local economy and investing in our town.

The right home environment is critical to our customers' physical and mental health and wellbeing. Good quality, energy efficient and safe housing helps people stay healthy and provides the base to help achieve a decent quality of life. Berneslai Homes work with Public Health and other health partners to ensure our tenants can access information and support, to stay fit and well all year round and to provide additional help to keep warm and well during colder weather. We invest over £2 million per annum in equipment and adaptations to assist tenants to remain in their homes.

The Board recognises the need to operate sustainably, which is defined in the Board approved Sustainability Strategy.

Hearing Tenants

Berneslai Homes welcomes and actively promotes customer feedback as a key driver of service improvement. Feedback is captured through both quantitative measures and qualitative insight to inform decision-making.

Tenant involvement at a governance level has also been enhanced, with tenants successfully appointed to the Customer Services Committee, ensuring direct customer input into scrutiny and decision-making. During 2025/26, the tenant voice continued to inform service priorities and improvement activity. We engaged with 10,862 tenants through a range of targeted engagement, scrutiny and survey activity, including work to raise awareness of damp and mould, strengthen partnership working and support specific customer groups. This insight helped shape service improvement plans and provided assurance that customer feedback is being used to inform how services are developed and delivered. Transactional surveys also provided insight from tenants, supporting a stronger evidence base for service improvement and helping us better understand customer experience.

Overall, Berneslai Homes has continued to make progress in strengthening services, improving customer insight and aligning delivery with the wider ambitions of Barnsley Council.

In support of these ambitions, we have:

- a) Ensured safety is a priority – with 100% compliance on key areas, including gas safety, fire, water, asbestos and lift safety
- b) Invested in 755 decent homes works and over 846 major adaptations
- c) Provided over 10,862 tenants with opportunities to feedback and work with Berneslai Homes to improve service
- d) Collected over 100.3% rent during 2024/25 utilising new technology & systems. This includes rent collected during the year and rent arrears as defined by the Housemark standard definition
- e) Provided support to 2194 tenants to ensure they can deal with the cost-of-living situation (an additional £1.45M benefit income for tenants)
- f) Delivered on the Ambition employment program supporting 295 tenants in their journey towards work

Key performance indicators

Performance management is linked to the aims and objectives of the Company and is central to ensuring the delivery of key business and service priorities.

Management Tenant Satisfaction Measures (TSM)	2025/26 Result
Anti-social behaviour cases relative to the size of the landlord (TSM NM01 1) (cum)	34.7
Anti-social behaviour cases relative to the size of the landlord (Hate related) (TSM NM01 2) (cum)	0.6
Complaints relative to the size of the landlord Stage 1 (TSM CH01 1) (cumulative numbers opened in month)	58.2
Complaints responded to within Complaint Handling Code timescales (Stage 1) (TSM CH02 1) (Cum)	95.7%
Complaints relative to the size of the landlord Stage 2 (TSM CH01 2) (cumulative numbers opened in month)	14.4
Complaints responded to within Complaint Handling Code timescales (Stage 2) (TSM CH02 2) (Cum)	100%
Proportion of non-emergency repairs completed in landlord's target time (TSM RP02 1)	89.7%
Proportion of emergency repairs completed in landlord's published target time (TSM RP02 2)	94.3%
The proportion of homes non-decent (TSM RP01)	0.6%
Percentage of homes that have had all the necessary gas safety checks (TSM BS01)	100.0%
Percentage of homes that have had all the necessary fire risk assessments (TSM BS02)	100.0%
Percentage of homes that have had all the necessary asbestos management surveys or re-inspections (TSM BS03)	100.0%
Percentage of homes that have had all the necessary legionella risk assessments (TSM BS04)	100.0%
Percentage of homes in buildings where the communal passenger lifts have had all the necessary safety checks. (TSM BS05)	100.0%

Perception Tenant Satisfaction Measures (TSM)	2025/26 Result
Tenant Satisfaction (Annual) (TSM TP01)	77.0%
Satisfaction with overall repairs service (Only those receiving a repair in last year) (Annual) (TSM TP02)	76.3%
Satisfaction with time taken to complete most recent repair. (Only those receiving a repair in last year) (Annual) (TSM TP03)	73.1%
Tenant satisfaction home is well maintained (TSM TP04)	72.1%
Tenant satisfaction home is safe (TSM TP05)	73.0%
The percentage of tenants who feel that their views are listened to and acted upon (TSM TP06)	65.2%
Satisfaction that the landlord keeps tenants informed about things that matter to them (TSM TP07)	65.7%

Agreement that the landlord treats tenants fairly and with respect (TSM TP08)	80.1%
Satisfaction with the landlord's approach to handling complaints (only those making a complaint in last year) (TSM TP09)	43.4%
Satisfaction that the landlord keeps communal areas clean and well maintained (TSM TP10)	63.6%
Satisfaction that the landlord makes a positive contribution to neighbourhoods (TSM TP11)	58.9%
Satisfaction with the landlord's approach to handling anti-social behaviour (TSM TP12)	50.9%

Specific actions to address KPIs not achieving target are included within our published performance reports. Berneslai Homes are also fully compliant with the Housing Ombudsman's Complaints Handling Code.

Costs and Performance

Operating costs for 2025/26 totalled £45.51m and was spent across the service areas as shown below, together with comparatives for 2024/25:

Operating Costs by Service Area	2025/26		2024/25	
	Total £m	Per Unit £	Total £m	Per Unit £
Property Services including Asset Management	3.9	215	3.8	208
Routine Maintenance	11.0	606	11.4	625
Major Repairs & Capital Schemes	16.4	904	17.1	938
Customer & Estate Services	7.5	413	6.9	378
Corporate Services	3.9	215	3.6	197
Strategic Management	1.4	77	1.7	93
Utilities (Tenants)	1.4	77	1.7	93
Total Operating Costs	45.51	2,507	46.20	2,534

In terms of Executive Directors' remuneration and management costs, the table below summarises costs per unit managed for:

- the highest paid Director, who is the Chief Executive, excluding pension and National Insurance contributions; and
- all Directors remuneration including pensions and National Insurance contributions.

Berneslai Homes Limited

	2025/26	2024/25
	Per Unit	Per Unit
	£	£
Chief Executive's remuneration (excl NI and pension)	8.04	7.74
Total Executive Directors' remuneration (incl NI and pension)	35.29	34.75

Rachel Taylor
Executive Director of Resources and Company Secretary
24 September 2026

Directors' Report

The Directors present their report and accounts for the year ended 31 March 2026.

Activities of the Company

The activities of the Company are shown in the Strategic Report.

Governance

Board Members and Executive Directors

The Board Members and the Executive Officers of the Company are set out on page 2. The Board comprises an Independent Chair, 2 tenant representatives, 2 BMBC nominees and 4 independents. The makeup of the Board and their terms of office are determined by Berneslai Homes Limited Memorandum and Articles which govern the company.

The Executive Officers are the Chief Executive and the Functional Directors. The Board Members and Executive Officers have no financial interest in the Company.

Board members are registered as the Company Directors with Companies House. The Executive Officers do not have the legal status of Company Directors; they act within the authority delegated by the Board. The Board is responsible for the Strategic direction of the company and policy framework. The day-to-day Management is delegated to the Chief Executive and other Executive officers.

The Board meets at least 5 times per year. Copies of the agenda and papers for each meeting are published one week in advance. The public is welcome to attend meetings, although only Board members have the right to vote and speak at meetings. Any confidential items are clearly marked on the agenda. Minutes of the meetings are published on Berneslai Homes website with agendas and reports.

The Board delegates some decision making to the following Committees

Audit and Risk Committee

Customer Services Committee

Employee Involvement and Development

We recognise that the commitment and engagement of every employee is critical to the success of the organisation. Employees are kept informed through a range of channels, including team briefings, key messages, one-to-one meetings, toolbox talks, and focus groups to explore and consult on specific issues. Berneslai Homes also provides access to an internal intranet site. We actively seek feedback from employees through various methods, including our annual employee satisfaction survey and the Performance and Development Review (PDR) process.

We work in partnership with recognised trade unions and have a well-established consultation framework in place.

Recognising and celebrating success is important to us. Through our Be Berneslai reward and recognition programme, we acknowledge employees who demonstrate our core values: putting the customer first, being curious, and having a can-do attitude.

We also promote volunteering, offering each employee up to four volunteering days per year to support community engagement.

Training and development needs are identified through the PDR process and regular one-to-one discussions. Development opportunities extend beyond formal learning and include job shadowing, “back to the floor” days, and networking with internal and external colleagues to maximise potential.

A full review of our leadership development offer will take place within the next 12 months to ensure it remains relevant, effective, and aligned with innovative practices.

We also provide a range of school and work experience placements to support future talent development.

The introduction of the Competence and Conduct Standard for social housing in October 2026 will further strengthen professional standards across the sector. In response, we are defining what professionalisation means for our organisation, including the role of professional qualifications, tailored learning and development, and clear expectations around conduct.

Employees with Disabilities

We are committed to ensuring that people with disabilities are given full and fair consideration for all vacancies, and those who meet the essential criteria are guaranteed an interview.

We ensure that reasonable adjustments are made for disabled employees and have a Supporting Disabled People at Work Policy in place to promote a consistent and supportive approach.

Employees who become disabled during their employment are supported, wherever possible, to remain in their current roles.

Inclusion and Belonging

We place inclusion and belonging at the heart of everything we do. This commitment reflects our values and underpins how we support our colleagues, customers, and communities. We view inclusion and belonging as a core organisational value, embedded across our services, policies, and procedures; from recruitment and selection to training and development, as well as service delivery and customer engagement. We continue to deliver annual inclusion action plans focused on three key themes: enhancing data and governance, educating, and raising awareness and integrating inclusion into policies and processes.

Our Be Inclusive Action Plan aligns with the Barnsley 2030 vision and our Strategic Plan 2021–31. Our ambition is to be a leading employer of best practice in EDI, going beyond our statutory duties under the Equality Act 2010 and Public Sector Equality Duty. We recognise that equality is fundamental to delivering excellent services. We are committed to promoting equality of opportunity in an environment free from discrimination, harassment, and victimisation. We actively embrace diversity, recognising the positive impact it has on culture, employee experience, recruitment, retention, and organisational performance.

Internal Controls Assurance

The Board is accountable for the Company's management and internal control system. The Chief Executive has responsibility for maintaining a sound system of control which supports the achievement of the organisation's aims and objectives. The systems are designed to manage rather than eliminate the risk of failure to achieve these objectives and can therefore only provide reasonable and not absolute assurance of effectiveness.

The Chief Executive has reviewed the Internal Control framework developed by the Executive Team and taken account of comments made by Internal and External Audit, and the Audit & Risk Committee, and has confirmed that adequate procedures are in place. He is satisfied that there is sufficient evidence to confirm adequate systems of internal control existed and were operated throughout the year to ensure

the proper management of significant risks facing the Company. No weaknesses were identified which have resulted in material misstatement or loss, which would have required disclosure in the financial statements.

Alignment with the NHF Code of Governance

As part of our commitment to strong governance, the organisation has adopted the National Housing Federation (NHF) Code of Governance 2020. The Code sets out expectations to operate with integrity, accountability, and transparency, and places particular emphasis on the effectiveness of internal controls and assurance mechanisms.

In line with Principle 4: Control and Assurance, the Board has ensured that:

- a) A robust framework of internal controls is in place, designed to manage risk and safeguard assets.
- b) The Audit and Risk Committee regularly review the effectiveness of these controls, including financial, operational, and compliance related systems.
- c) The Board receives regular assurance reports, including internal audit findings, risk register updates, and compliance reviews, to support informed decision making.
- d) The organisation maintains a risk management strategy that is reviewed annually and embedded across all levels of operation.
- e) There is a clear process for whistleblowing and fraud reporting, with oversight from the Board and Executive Team.

The Board confirms that it has received sufficient assurance during the year that internal controls are operating effectively and that risks are being appropriately managed. This assurance supports the Board's confidence in the organisation's ability to deliver its strategic objectives in accordance with the NHF Code.

Financial Instruments

The Company's financial risk management objective is broadly to seek to make neither profit nor loss from exposure to currency or interest rate risks. The Company has no borrowings, and the policy is to finance working capital from the retained cash surplus.

The Company does not actively use financial instruments as part of its financial risk management.

Going Concern

The Company's management service and Property Repairs and Improvement Partnership (PRIP) contracts with BMBC are both for a period of 5+5 years ending 2030/31. BMBC have issued a representation letter in respect of the service agreement.

The Management Fee and Property Services Repairs Team budgets for 2026/2027 have been approved by the Board.

Directors have considered the operating surplus, cashflow and level of reserves plans which are in-line with expectations and are forecast to continue to be in-line for at least 12 months from the date of signing the Annual Report and Financial Statements. A sensitivity stress test has been carried out to assess the ability to continue operating in the event of a downturn in turnover highlighting any mitigating actions which management could take.

Based on the assessment undertaken, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future, being a period of

Berneslai Homes Limited

12 months after the date on which the Annual Report and Financial Statements are signed. For this reason, it continues to adopt the going concern basis for the Financial Statements.

Directors Qualifying Indemnity Provision

The Directors benefited from qualifying third-party indemnity provisions in place during the year and at the date of this report.

Modern Slavery Act – Transparency Statement

Berneslai Homes is committed to eliminate as far as possible the risk of modern slavery and human trafficking in our organisation and in our supply chain. Berneslai Homes has a Modern Slavery statement that is published annually. The full Statement can be viewed on our website

Auditor

A resolution to reappoint BDO LLP as auditor of the Company was agreed at the Annual General Meeting on 25 September 2025.

Information Given to Auditors

So far as each of the Directors are aware at the time the report is approved:

- There is no relevant audit information of which the Company's auditors are unaware, and
- The Directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Approved by the Board of Directors and signed on behalf of the Board on 24 September 2026.

Rachel Taylor, Company Secretary
24 September 2026

Statement of Directors' Responsibilities

The directors are responsible for preparing the strategic report, the directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors 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 company and of the profit or loss of the company for that period.

In preparing these financial statements the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company 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 company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Financial statements are published on the company's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements, which may vary from legislation in other jurisdictions. The maintenance and integrity of the company's website is the responsibility of the directors. The directors' responsibility also extends to the ongoing integrity of the financial statements contained therein.

Report on the audit of the financial statements

Opinion

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2026 and of its result and cash flows 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.

We have audited the financial statements of Berneslai Homes Limited ("the Company") for the year ended 31 March 2026 which comprise of the following:

Statement of comprehensive income
Statement of financial position
Statement of changes in equity
Statement of cash flows
Pages 27 to 41 to the financial statements including a summary of 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).

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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the 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.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Directors' 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 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. However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the Company's ability to continue as a going concern.

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

Other information

The Directors are responsible for the other information. The other information comprises the information included in the Statement from the Chair, the Strategic Report and the Director's 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 course of 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.

Other Companies Act 2006 reporting

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

- the information given in the Strategic report and the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic and the Directors' Reports have been prepared in accordance with the applicable legal requirements

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic report or the Directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

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

Responsibilities of Directors

As explained more fully in the Statement of Directors Responsibilities, the Directors 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 Directors 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 Directors are responsible for assessing the 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 Directors either

intend to liquidate the Company 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. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the Company and management.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Non-compliance with laws and regulations

Based on:

- Our understanding of the company and the industry in which it operates;
- Discussion with management and those charged with governance ;
- Obtaining an understanding of the Company's policies and procedures regarding compliance with laws and regulations; and

we considered the significant laws and regulations to be FRS 102, Companies Act 2006 and UK tax legislation.

The Company is also subject to laws and regulations where the consequence of non-compliance could have a material effect on the amount or disclosures in the financial statements, for example through the imposition of fines or litigations. We identified such laws and regulations to be the health and safety legislation, employment legislation and data protection legislation.

Our procedures in respect of the above included:

- Enquiries of management whether there were any litigations and claims;
- Review of minutes of meetings of those charged with governance for any instances of non-compliance with laws and regulations;
- Review of financial statement disclosures and agreeing to supporting documentation;
- Review of legal expenditure accounts to understand the nature of expenditure incurred.

Fraud

We assessed the susceptibility of the financial statements to material misstatement, including fraud. Our risk assessment procedures included:

- Enquiries with management and those charged with governance regarding any known or suspected instances of fraud;
- Obtaining an understanding of the Company's policies and procedures relating to:
 - Detecting and responding to the risks of fraud; and
 - Internal controls established to mitigate risks related to fraud.
- Review of minutes of meetings of those charged with governance for any known or suspected instances of fraud;
- Discussion amongst the engagement team as to how and where fraud might occur in the financial statements;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.

Based on our risk assessment, we considered the areas most susceptible to fraud to be posting inappropriate journal entries and management bias in accounting estimates.

Our procedures in respect of the above included:

- Testing a sample of journal entries throughout the year, which met defined risk criteria, by agreeing to supporting documentation;
- Testing a sample of the residual population of journals not meeting the defined risk criteria by agreeing to supporting documentation;
- Assessing significant estimates made by management for bias, specifically by assessing the assumptions in the defined benefit pension scheme obligation for reasonableness.

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

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities is available on the Financial Reporting Council's website at:

<https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company'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 Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Matthew Whitehouse (Senior Statutory Auditor)
For and on behalf of BDO LLP, Statutory Auditor
Manchester, UK
24 September 2026

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

	Notes	Year ended 31 March 26 £'000	Year ended 31 March 25 £'000
Turnover	4	43,763	44,939
Other operating income	7	314	255
Operating Costs	20	(45,451)	(46,202)
Operating deficit	6	(1,374)	(1,008)
Other Finance Income/(Costs)		(34)	(58)
Interest receivable	8	272	268
Deficit on ordinary activities before taxation		(1,136)	(798)
Tax on Ordinary Activities	13	(89)	(90)
Retained deficit for the year		(1,225)	(888)
	Notes	Year ended 31 March 26 £'000	Year ended 31 March 25 £'000
Deficit for the financial year		(1,225)	(888)
Actuarial Income on defined benefit pension scheme	12	439	1,503
Total comprehensive (loss) / income for the year		(786)	615

Statement of financial position at 31 March 2026

Berneslai Homes Limited

	Notes	As at 31 March 26 £'000	As at 31 March 25 £'000
Fixed assets			
Tangible assets	14	25	52
Current assets			
Stock	16	773	813
Debtors	15	4,012	4,527
Short Term Investments		6,650	6,420
Cash at bank and in hand		872	719
		<u>12,307</u>	<u>12,479</u>
Creditors: amounts falling due within one year	17	(5,222)	(4,612)
Net current assets		<u>7,085</u>	<u>7,867</u>
Total assets less current liabilities		<u>7,110</u>	<u>7,919</u>
Pension obligations	12	(400)	(422)
Net assets		<u><u>6,710</u></u>	<u><u>7,497</u></u>
Capital and reserves			
Retained surplus		7,110	7,919
Pension reserve		(400)	(422)
Retained surplus		<u><u>6,710</u></u>	<u><u>7,497</u></u>

The financial statements were approved and authorised for issue by the Board and were signed on its behalf on 24 September 2026.

Ken Taylor

Adam Hutchinson

Chair Berneslai Homes Board

Board Member

Statement of changes in equity for the year ended 31 March 2026

		Pension Reserve £'000	Retained Surplus £'000	Total Equity £'000
Comprehensive (deficit)/income BF 1 April 2025		(422)	7,919	7,497
Deficit for the Year		-	(1,225)	(1,225)
Current Service cost	12	(2,205)	2,205	-
Actuarial Gain on Pension scheme	12	439	-	439
Employers' contribution	12	1,822	(1,822)	--
Net interest	12	(34)	34	-
		22	417	439
Comprehensive (deficit)/income CF 31 March 2026		(400)	7,110	6,710

		Pension Reserve £'000	Retained Surplus £'000	Total Equity £'000
Comprehensive (deficit)/income BF 1 April 2024		(471)	7,353	6,882
Deficit for the Year		-	(888)	(888)
Current Service cost	12	(3,161)	3,161	-
Actuarial Loss on Pension scheme	12	1,503	-	1,503
Employers' contribution	12	1,835	(1,835)	-
Past Service Costs	12	(109)	109	-
Curtailment	12	39	(39)	-
Net interest	12	(58)	58	-
		49	1,454	1,503
Comprehensive (deficit)/income CF 31 March 2025		(422)	7,919	7,497

The pension reserve forms part of the Company's Retained Surplus but is disclosed separately to show separately the movements in relation to the Company's Defined Benefit Pension Scheme.

Statement of cash flows for the year ended 31 March 2026

	Notes	Year ended 31 March 26 £'000	Year ended 31 March 25 £'000
Cash flows from Operating activities			
Deficit/Surplus for the financial year		(1,225)	(874)
Adjustments for:			
Depreciation of tangible assets		27	27
Amortisation of intangible assets		-	-
Increase in stocks		40	(31)
Decrease in debtors		515	421
Increase in creditors		520	426
Tax Expense		89	90
Net interest receivable		(272)	(268)
Net interest from pension scheme		34	58
Difference between net pension expense and cash contribution		383	1,397
		111	1,245
Cash from operations			
Taxation paid	27	-	(73)
Net cash generated from operating activities		111	1,172
 Cash flows from investing activities			
Interest Received	8	272	268
Net cash generated from investing activities		272	268
 Net increase in cash and cash equivalent		383	1,427
Cash and cash equivalents at beginning of year		7,139	5,712
Cash and cash equivalents at the end of year		7,522	7,139
 Cash and cash equivalents comprise:			
Cash at bank and in hand		872	719
Short term investments		6,650	6,420
		7,522	7,139

The notes on page 27 to 41 form part of these financial statements.

Notes to the Accounts

1 Company Status and Parent Undertaking

Berneslai Homes Limited is a company 100% owned by Barnsley Metropolitan Borough Council (BMBC). The Company is limited by guarantee. The guarantors are listed in the Company's Register of Members. The liability in respect of the guarantee as set out in the memorandum, is limited to £1 per member of the Company.

2 Accounting Policies

Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with FRS 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies (see note 3). The following principal accounting policies have been applied:

Going Concern

The Company's management service and Construction Services PRIP contracts with BMBC are both for a period of 5+5 years ending 2030/31. BMBC have issued a representation letter in respect of the service agreement.

The Management Fee and Property Services Repairs Team budgets for 2026/2027 have been approved by the Board.

Directors have considered the operating surplus, cashflow and level of reserves plans which are in-line with expectations and are forecast to continue to be in-line for at least 12 months from the date of signing the Annual Report and Financial Statements. A sensitivity stress test has been carried out to assess the ability to continue operating in the event of a downturn in turnover highlighting any mitigating actions which management could take.

Based on the assessment undertaken, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future, being a period of 12 months after the date on which the Annual Report and Financial Statements are signed. For this reason, it continues to adopt the going concern basis for the Financial Statements.

Tangible fixed assets and depreciation

Depreciation is provided on a straight-line basis on the cost of tangible fixed assets, to write them down to their estimated residual values over their expected useful lives.

The principal annual rates used are:

Leasehold improvements	Over the term of the lease
Fixtures and fittings	20-33%

Where there is evidence of impairment, fixed assets are written down to their recoverable amount.

Intangible assets and depreciation

Development costs for computer software are amortised over their estimated useful lives of 5 years.

Stocks

Stocks are stated at the lower of cost and net realisable value, after making due allowance for obsolete and slow-moving items.

Deferred Taxation

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.

Deferred Income

Deferred Income is received for a specific activity which is to be delivered in the following financial year.

Pension Costs

The company participates in a funded defined benefit scheme, the South Yorkshire Local Government Pension Scheme (LGPS). Triennial actuarial valuations of the pension scheme are performed by an independent, professionally qualified actuary, using the projected unit method.

Pension scheme assets are measured using market values. Pension scheme liabilities are measured using a projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term and currency to the liability.

Any pension scheme surplus is recognised at the lower of the surplus in the defined benefit plan and the asset ceiling and presented on the face of the statement of financial position. The movement in the scheme is split between operating charges, financing items and, in the statement of comprehensive income, actuarial gains and losses in accordance with FRS 102.

The effect of the increase (or decrease) in actuarial value is shown as an additional line to income (or losses) in the Statement of Comprehensive Income.

Holiday Pay Accrual

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

Short Term Investment Policy

The company's treasury management strategy for 2025/26 is to use financial institutions with a minimum credit rating of A-. Money Market funds need a rating of "AAA".

Short term investments comprise money market funds and other short term deposit investments.

Accounting Policies continued:

Financial Instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from other third parties and loans to related parties.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset, and the net amount reported in the Statement of Financial Position, when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

3 Judgements in applying accounting policies and key sources of estimated uncertainty

In preparing these financial statements, the directors have had to make the following judgements:

Pensions

The critical underlying assumptions in relation to the estimates of the pension defined benefit scheme obligation include standard rates of inflation, mortality, discount rate and anticipated future salary increases. Variations in these assumptions can significantly influence the value of the liability or asset recorded and annual defined benefit expense.

Stocks

Stock is assessed annually and an impairment charge made where it is considered that the net realisable value is less than the carrying value.

4 Turnover

Turnover represents amounts invoiced to Barnsley Metropolitan Borough Council (BMBC) for the provision of housing management and construction services excluding value added tax during the year. Revenue is recognised in the period which the services are provided. The management fee is agreed annually and received on a monthly basis. Property Service Repairs Team invoice monthly for works undertaken under the Property, Repair and Improvement Partnership (PRIP) contract.

5 Government Grants (Other Operating Income)

Government grants are recognised when it is reasonable to expect that the grants will be received and that all related conditions will be met.

6 Operating Surplus/(Deficit)

This is stated after charging:

	Year ended 31 March 26 £'000	Year ended 31 March 25 £'000
Depreciation of tangible assets	27	27
Contribution to BMBC Housing Growth Programme	611	4
<i>Auditor's remuneration:</i>		
Fees payable to the company's auditor for the audit of the financial statements	42	40
Fees payable to the company's auditor for other services - services relating to tax	5	5
Inventory recognised as an expense	2,685	2,569

7 Other Operating Income

Other operating income comprises of the following Government Grants and BMBC contribution to new IT Repairs System.

	Year ended 31 March 26 £'000	Year ended 31 March 25 £'000
Education and Skills Grant	2	2
Housing Support & Multiply Grants	-	32
UK Prosperity Fund	312	221
	314	255

8 Interest Receivable

	Year ended 31 March 26 £'000	Year ended 31 March 25 £'000
Cash deposits held with the Bank and Money Market Funds	272	268
	272	268

9 Staff Costs

	Year ended 31 March 26 £'000	Year ended 31 March 25 £'000
Wages and salaries	18,451	18,577
Social security costs	2,335	1,895
Other pension costs	2,203	1,854
	<u>22,989</u>	<u>22,326</u>

Average number of employees during the year:

	Year ended 31 March 26 No.	Year ended 31 March 25 No.
Customer & Estate Services	152	149
Assets & Regeneration	51	63
Property Services Repairs Team	237	250
Senior Management and Corporate Services	50	51
	<u>490</u>	<u>513</u>

The number of posts with total salaries exceeding £50,000 was as follows:

	Year ended 31 March 26 No.	Year ended 31 March 25 No.
£50,000 - £55,000	15	14
£55,000 - £60,000	6	1
£60,000 - £65,000	2	4
£65,000 - £70,000	2	3
£70,000 - £75,000	4	1
£75,000 - £80,000	1	-
£80,000 - £85,000	-	-
£85,000 - £90,000	1	-
£90,000 - £110,000	1	3
£110,000 - £130,000	2	-
£130,000 - £150,000	1	1
	<u>1</u>	<u>1</u>

10 Non-executive Directors' Emoluments

	Year ended 31 March 26 £'000	Year ended 31 March 25 £'000
Non-executive Directors' emoluments	46	46
Total non-executive directors' expenses in respect of qualifying services	<u>-</u>	<u>-</u>

Emoluments disclosed above include £11,494 (2025: £11,494) paid to the highest paid director. The Company did not make any contributions under pension arrangements on behalf of any directors (2024: nil).

11 Executive Officers Emoluments

	Year ended 31 March 26 £'000	Year ended 31 March 25 £'000
Executive Officers' emoluments	<u>640</u>	<u>634</u>

The executive officers are considered to be key management personnel under FRS 102.

12 Pension Obligations

Local Government Pension Scheme

Berneslai Homes Limited is a scheduled employer of the South Yorkshire Local Government Pension Scheme (LGPS) a funded defined benefit pension scheme. The Company entered into the scheme upon TUPE transfer of its staff from the Council. Under the guidance issued by the ODPM, the pension liabilities accrued at the time of the TUPE transfer of staff will remain with the Council.

The LGPS is a funded defined benefit scheme, with the assets held in separate trustee administered funds. The total contribution made for the year ended 31 March 2026 was £2,983,008 (2025: £3,006,688) of which employers' contributions totalled £1,822,000 and employees' contributions totalled £1,161,008.

The disclosures required under FRS 102 have been calculated by a qualified independent actuary, Hymans Robertson LLP. The date of the last full actuarial valuation was 31 March 2025.

The actuaries estimate that the net pension asset as at 31 March 2026 is £56,545,000 with an asset ceiling of £nil (31 March 2025: asset £nil). It is Berneslai Homes' intention to continue to contribute towards the scheme at the recommended contribution rate in future years.

The financial assumptions used for the purpose of the FRS 102 calculation as at 31 March 2026 were as follows:

	At 31 March 2026	At 31 March 2025
Pension increase rate (CPI)	3.00%	2.75%
Salary increase rate	3.60%	3.35%
Discount rate	6.30%	5.80%

Mortality assumptions

Life expectancy is based on the Fund's VitaCurves with improvements in line with the CMI 2025 model, with core parameterisation, initial adjustment of 0.25% and a long-term rate of improvement of 1.5% p.a. for both males and females. Based on these assumptions, the average future life expectancies at age 65 for the Employer are:

	2026 No. of years	2025 No. of years
Current Pensioners:		
Males	21.0	20.5
Females	24.0	23.6
Future Pensioners:		
Males	21.9	21.3
Females	25.3	25.0

*Figures assume members aged 45 as at the last formal valuation date.

Life expectancies for the prior period end are based on the Fund's VitaCurves. The allowance for future improvements is shown below:

Current Pensioners:

CMI 2023 model, with a 15% weighting of 2023 (and 2022) data, a 0% weighting of 2021 (and 2020) data, standard smoothing (Sk7), initial adjustment of 0.25% and a long-term rate of improvement of 1.5% p.a

Future Pensioners:

CMI 2023 model, with a 15% weighting of 2023 (and 2022) data, a 0% weighting of 2021 (and 2020) data, standard smoothing (Sk7), initial adjustment of 0.25% and a long-term rate of improvement of 1.5% p.a.

Asset Ceiling calculation

In both the current and prior year, the company's actuary has calculated that the company have a net current pension asset of £56,545,000 (2025 - £48,941,000). In both years the company's actuary has calculated the asset ceiling which can be recognised within the financial statements.

In both years the Asset restriction calculation is based on the present value of future service costs (A) less the present value of future service contributions (B).

Amounts recognised in the statement of financial position:

	2026 £'000	2025 £'000
Present value of funded obligations	(116,636)	(113,211)
Present value of unfunded obligations	(400)	(422)
Fair value of plan assets	173,181	162,152
	<u>56,145</u>	<u>48,519</u>
Asset Ceiling Adjustment	(56,545)	(48,941)
Unrecognised past service cost	-	-
Deficit	<u>(400)</u>	<u>(422)</u>
Related deferred tax asset	-	-
Net Liability	<u><u>(400)</u></u>	<u><u>(422)</u></u>

Analysis of the amount charged to income and expenditure account:

	2026 £'000	2025 £'000
Total service cost	(2,205)	(3,270)
Net Interest	<u>(34)</u>	<u>(58)</u>
Total operating charge	<u><u>(2,239)</u></u>	<u><u>(3,328)</u></u>

£2,205k charged (2025: £3,270k charged) to the operating surplus and £34k debited (2025: £58k debited) to other finance income and costs.

Local Government Pension Scheme continued:

Amounts recognised in the statement of total recognised surpluses and deficits

	2026	2025
	£'000	£'000
Actuarial Gain relating to pensions	5,206	20,293
Asset Ceiling Adjustment	(4,767)	(18,790)
Total recognised surplus	<u>439</u>	<u>1,503</u>

The company expects to contribute £1,782k to its defined benefit pension scheme in 2026/2027.

Reconciliation of net pension assets and liabilities

	Assets	Liabilities	Net Asset
	£000's	£000's	£000's
At 1 April 2025	162,152	(113,633)	48,519
Current service cost	-	(2,205)	(2,205)
Interest income/(cost) on plan assets/obligations	9,354	(6,551)	2,803
Actuarial losses	(4,049)	1746	(2,303)
Return on plan assets excluding interest income	7,509	-	7,509
Benefits paid	(4,770)	4,770	-
Participant contributions	1,163	(1,163)	-
Other contributions	1,822	0	1,822
At 31st March 2026	173,181	(117,036)	56,145

Local Government Pension Scheme continued:

Changes in present value of defined benefit obligation:

	2026	2025
	£'000	£'000
Opening defined benefit obligation	(422)	(471)
Service cost	(2,205)	(3,270)
Net Interest	(34)	(58)
Actuarial gain	5,206	20,293
Asset ceiling adjustment	(4,767)	(18,790)
Employer contributions	1,822	1,874
Closing defined benefit obligation	<u>(400)</u>	<u>(422)</u>

Major categories of plan assets as a percentage of total plan assets:

	2026	2025
Equities	70%	68%
Bonds	19%	21%
Property	10%	10%
Cash	1%	1%

Amounts for current and previous four periods are as follows:

	2026	2025	2024	2023	2022
	£'000	£'000	£'000	£'000	£'000
Present value of defined benefit obligation	(117,036)	(113,633)	(130,493)	(128,953)	(177,810)
Fair value of scheme assets	173,181	162,152	158,778	147,878	152,094
Asset ceiling adjustment	(56,545)	(48,941)	(28,756)	-	-
(Deficit)/Surplus on scheme	(400)	(422)	(471)	18,925	(25,716)

13 Tax on ordinary activities

Berneslai Homes Limited has been granted non trading status by HM Revenue & Customs. The directors have prepared the accounts based on this assumption. The tax calculation for 31 March is still in progress and so estimated.

13(a) Analysis of charge in period

	Year ended 31 March 26 £'000	Year ended 31 March 25 £'000
Current Tax:		
UK corporation tax on deficit for period	89	90
Adjustments in respect of prior periods	-	-
Total current tax (note 13b)	89	90
Deferred Tax		
Origination & reversal of timing differences	-	-
Total deferred tax	-	-
Total tax on deficit on ordinary activities	89	90
Tax on ordinary activities continued:		

13(b) Factors affecting tax charge for period

The tax assessed is higher than the standard rate of corporation tax in the UK of 25% (2024: 25%). The differences are explained below:

	2026 £'000	2025 £'000
Deficit on ordinary activities before tax	(1,136)	(798)
Deficits on ordinary activities multiplied by the standard rate of corporation tax 25% (2024: 25%)	(284)	(200)
Effects of:		
Expenses not deductible for tax purposes	11,382	11,477
Deferred tax not recognised	-	-
Income not taxable	(11,194)	(11,194)
Adjustments in respect of prior periods	-	-
Fixed asset differences	7	7
Remeasurement of deferred tax for changes in tax rate	-	-
	89	90

Provision for Deferred Tax

There is a potential deferred tax asset of £1K (2025: £1K) which is not provided for in these accounts as the directors do not believe that it is likely to reverse in the foreseeable future.

14 Tangible Assets

	Leasehold Improvements £'000	Fixtures + Fittings £'000	Total £'000
Cost or valuation			
At 1 April 2025	719	193	912
Additions	-	-	-
At 31 March 2026	<u>719</u>	<u>193</u>	<u>912</u>
Depreciation			
At 1 April 2025	679	181	860
Charged in year	15	12	27
At 31 March 2026	<u>694</u>	<u>193</u>	<u>887</u>
Net book value			
At 31 March 2026	<u>25</u>	<u>-</u>	<u>25</u>
At 31 March 2025	<u>40</u>	<u>12</u>	<u>52</u>

15 Debtors: amounts falling due within one year

	As at 31 March 26 £'000	As at 31 March 25 £'000
Trade debtors	-	83
BMBC debtors	3,488	3,748
Other debtors	511	685
Less: provision for bad debts	(1)	(2)
Prepayments & accrued income	14	13
	<u>4,012</u>	<u>4,527</u>

The BMBC debtors are interest free and repayable on demand.

16 Stock

	As at 31 March 26 £'000	As at 31 March 25 £'000
Raw materials	<u>773</u>	<u>813</u>
	<u>773</u>	<u>813</u>

17 Creditors: amounts falling due within one year

	As at 31 March 26 £'000	As at 31 March 25 £'000
Trade creditors	3,058	2,037
BMBC creditors	250	981
Corporation Tax	89	83
VAT	1,082	831
Other tax and social security	449	383
Other creditors	291	275
Accruals & deferred income	3	22
	<u>5,222</u>	<u>4,612</u>

The BMBC creditors are interest free and repayable on demand.

18 Financial instruments

	As at 31 March 26 £'000	As at 31 March 25 £'000
Financial assets		
Financial assets that are debt instruments measured at amortised cost	<u>11,520</u>	<u>10,967</u>
Financial liabilities		
Financial liabilities that are debt instruments measured at amortised cost	<u>3,602</u>	<u>3,316</u>

Financial assets measured at amortised cost comprise cash and debtors (excluding corporation tax and prepayments).

Financial liabilities measured at amortised cost comprise creditors (excluding corporation tax, VAT, social security and deferred income).

19 Financial commitments

Operating lease commitments

The total payments which the company is committed to make under operating leases are as follows:

	2026 £'000	2025 £'000
Equipment, leases expiring:		
within one year	438	438
one to five years	1,751	2,191
beyond five years	<u>438</u>	<u>438</u>
	<u>2,629</u>	<u>3,068</u>

20 Operating costs

The operating costs for 2025.26 comprise the following:

Operating Costs by Category	2025/26 Total £'000s	%
Salaries & Allowances (incl. NI & Pension)	22,989	50.6%
R&M 3rd Party Contracts	6,188	13.6%
Stock & Materials	3,915	8.6%
Salaries - Agency Costs	1,910	4.2%
Rates & Utilities	1,799	4.0%
Vehicles	1,573	3.5%
Recharges	1,458	3.2%
Property related	1,126	2.5%
Office	842	1.9%
Information Technology	722	1.6%
BMBC Contributions - Housing Growth	611	1.3%
BMBC Contributions - Barnsley Bond	100	0.2%
Staff related	500	1.1%
Audit & Risk Assurance	475	1.0%
Legal & Professional	264	0.6%
Rubbish removal	263	0.6%
Equipment	187	0.4%
SLA	129	0.3%
R&M	120	0.3%
Travel, Accommodation & Subsistence	115	0.3%
Customer additional support	49	0.1%
Advertising & Promotion	33	0.1%
Value for Money initiatives	31	0.1%
Depreciation	27	0.1%
Site costs	25	0.1%
Total Operating Costs	45,451	100%

21 Units Managed on behalf of BMBC

Units managed on behalf of BMBC	Units 2026	Units 2025
Council Stock	17,722	17,806
Together	43	43
Leaseholders	353	353
Shops	31	31
	18,149	18,233

22 Related party transactions

Rebecca Mather and Gerard Morrall who have been board members during the year, are resident in a property owned and maintained by the parent undertaking, Barnsley Metropolitan Borough Council. The residents have a standard tenancy agreement, are required to fulfil the same obligations, and receive the same benefits as other tenants.

Berneslai Homes Limited

The Company received £43,763,485 income from its parent company in the year. This was principally for management services, repairs and maintenance, and contributions towards IT development. A debtor balance owed to the Company by its parent company on 31st March 2026 was £3,606,434.

The Company leases its Head Office based at Gateway Plaza from its parent Company and pays a rental charge of £438,236 per annum. The company also purchases a number of other support services from its parent company.

There was a creditor balance to the parent company on 31st March 2026 of £807,223

21 Parent undertaking

The company is a wholly owned subsidiary of Barnsley Metropolitan Borough Council, which is the largest and smallest group for which consolidated accounts are prepared. In the opinion of the directors this is the company's ultimate parent company and ultimate controlling party. Consolidated accounts are available from Barnsley Metropolitan Borough Council's website.



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Agenda Item 5

Report of the Chief Executive,
Berneslai Homes, to the
Annual General Meeting
24th September 2026

Re-appointment of External Auditors

The Chair will propose the re-appointment of BDO (UK) LLP as External Auditors to the Company for the financial year 2026-27.

BDO has expressed their willingness to serve.

The Chief Executive is authorised to set remuneration.



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Agenda Item 6

Report Title	Retirement and Appointment of Board Members	Date	24 th September 2026
Report To	Annual General Meeting	Confidential	No

Retirement Of Board Members

Effective from 10th June 2026:

- a) Tony Ellis (Tenant Board Member)

Effective from 30th May 2026:

- a) Rebecca Mather (Tenant Board Member)

Effective from 29th May 2026:

- a) Councillor Dave Leech (Councillor Board Member)
- b) Councillor Kevin Osborne (Councillor Board Member)

Effective from 16th January 2026:

- a) Mark Johnson (Independent Board Member)

Appointment Of Board Members

Effective from 29th May 2026:

- a) Councillor Jayne Hulme (Councillor Board Member)
- b) Councillor Neil Young (Councillor Board Member)

Effective from 16th January 2026:

- a) George Paterson (Independent Board Member)

Appointment Of Co-Optees

Effective from 16th January 2026:

- a) Aisling McNulty (Audit & Risk Committee Cooptee)