Trivallis.

Annual report and financial statements

2025/26

www.trivallis.co.uk

Contents

We are Trivallis

Trivallis is a charitable housing association that offers affordable housing and services to families and individuals in Rhondda Cynon Taff, Cardiff Bay and Bridgend.

We manage over 10,000 properties, providing homes for about 25,000 people, along with high-quality tenancy support services. We are a major employer and work with local contractors who share our commitment to improving the wellbeing of our communities and residents.

10,000 properties

25,000 people

We are far more than just a landlord.
We operate as a Community Mutual.

- Owned by our tenants.
- Collaborative working between tenants, staff, and local partners.
- Firmly rooted in our communities.
- Involving the people who are affected by our decisions.

2025/26 in numbers

77%
Satisfaction with Trivallis

86%
Repairs satisfaction

£40.2m
Total investment made into our existing homes

839
Live damp and mould cases

12.4
Average days to complete a repair

87.9%
Repairs completed on time (all repairs)

99.14%
Statutory compliance

£5.7m
Additional income and savings secured for tenants through Money Advice service

2.74%
Tenant arrears

1,422
People supported through our wellbeing support programmes

92%
Contact Centre calls resolved at first contact

67%
ASB cases resolved over the year

27
New homes handed over

Our values

01. Trustworthy

We hold trustworthiness as a fundamental pillar of our culture. Trust is not only something we aim to earn from our tenants, colleagues, and community; it's also a value we exhibit in all our actions and interactions.

02. Kind

Kindness is at the heart of everything we do. We believe that by practicing kindness in our daily interactions, we create a supportive and compassionate environment for our tenants, colleagues, and community.

03. Progressive

We define progress as an unwavering commitment to continuous learning, innovation, and adaptability. We actively seek opportunities for improvement, embrace change, and encourage the development of our colleagues, always staying ahead of the curve.

04. Inclusive

We believe in a culture of inclusivity that values every person's unique perspective, needs, and contributions. We commit to treating all staff and tenants with respect, embracing diversity, and actively seeking input from every corner of our community.

Trustworthy
Progressive
Inclusive
Kind

Our core priorities

A great landlord: Delivering excellent landlord services and performing to exceptional standards.

A great employer: We strive to be a preferred employer, offering excellent opportunities, a supportive workplace, and fair conditions to our staff and volunteers. We commit to paying the Real Living Wage and providing support and training to volunteers.

Focused on sustainability: We make decisions that support our organisation's long-term financial stability and work to reduce our impact on the climate. We work with residents to minimise climate change impact within communities.

Committed to inclusion: Our company culture is inclusive and welcoming. We support equity, diversity, and fairness in decision-making, service delivery, recruitment, and management.

Tackling poverty: We recognise the impact of poverty in our communities and actively work to reduce it through team effort with partners and communities.

Always learning: We value continuous learning, encourage employees to acquire new knowledge and skills, and promote a culture of openness, collaboration, and innovation. We learn from our own experiences, our communities, and seek good ideas from elsewhere to improve our organisation.

Legal information

Welsh Government Registration Number L143, CBS Registration Number 30261R.
A Registered Society under Co-operative & Community Benefit Societies Act 2014.
Registered address: Trivallis, Ty Pennant, Mill Street, Pontypridd CF37 2SW.

Company Secretary

Lisa Pinney
(appointed 01/06/2023)

Executive Leadership Team

Duncan Forbes,
Chief Executive
(appointed 01/07/2022)

Keiron Montague,
Executive Director Communities
(appointed 09/03/2022)

Lisa Pinney,
Executive Director Resources
(appointed 01/05/2023)

Louise Attwood,
Executive Director Development
(appointed 21/10/2024)

Gareth Thomas,
Executive Director People
(appointed 07/05/2025)

Kate Jones,
Executive Director People
(appointed 01/04/2024,
resigned 31/05/2025)

Bank

Lloyds Bank plc, Market Square,
Pontypridd, CF37 2TF

Funders

Lloyds Bank plc, 25 Gresham Street,
London, EC2V 7HN

Principality Building Society,
The Friary, Cardiff CF10 3FA

External Auditor

Menzies LLP, 5th Floor Hodge House,
114–116 St Mary Street, Cardiff, CF10 1DY

Internal Auditor

Forvis Mazars LLP, 45 Church Street,
Birmingham, B3 2RT.

Subsidiary Companies

Cardiff Bay Homes LLP OC391633
Registered Office Ty Pennant, Mill Street,
Pontypridd, CF37 2SW

Porthcwlis Limited 07994420
Registered Office Ty Pennant, Mill Street,
Pontypridd, CF37 2SW

Tricwm Limited 16198157
Registered Office Ty Pennant, Mill Street,
Pontypridd, CF37 2SW

Statement from the Chairman of the Board

Nick Beckett

It is my privilege to welcome you to the annual report for 2025/26. This year has been one of real progress for Trivallis, rooted in the strength of our communities, the dedication of our colleagues, and the honesty and resilience shown by our tenants. I am proud of what we have achieved together, and grateful for the spirit of partnership that has guided our work.

Across our homes, neighbourhoods and development programme, we have continued to deliver improvements that make a meaningful difference to people's lives. Our major projects, most notably at Penrhys, Cardiff Bay, and Penygraig, have moved forward with care, purpose and a clear commitment to doing what is right for the communities involved. At Penrhys in particular, we have listened closely to residents, and taken the time to understand their concerns. This work is not just about building new homes; it is about protecting community identity and nurturing long-term trust.

We have also seen strong improvements in services that matter to our tenants. Repairs, neighbourhood services and money advice have all strengthened, driven by colleagues who bring warmth, empathy and professionalism to their work. Our strengths-based community approach has supported residents to lead community hubs, create ownership of environmental spaces and ensure community projects thrive. These achievements are a testament to the compassion and determination of our teams.

The Board has continued to provide clear, steady oversight, strengthening governance and risk management, and keeping a close focus on issues such as damp and mould, digital transformation, health and safety, and financial resilience. We have welcomed open conversations about where we need to improve and have seen that openness translate into meaningful action.

The organisation remains financially strong. The Board approved a robust budget that safeguards investment in existing homes, supports digital and data improvements, and enables meaningful progress across our communities.

None of this would be possible without the people who make Trivallis what it is. I want to thank our colleagues for their dedication, our tenants for their involvement and honest feedback, and my fellow Board and Committee Members for their scrutiny, challenge and support. The Tenant Action Panel continues to bring invaluable insight, strengthening the connection between our governance and the lived reality of our services.

As we look ahead, we do so with optimism and purpose. Our vision is clear: to provide safe, warm, high-quality homes and to help communities thrive. I am confident that, together, we will continue to build on this year's progress and make a lasting, positive difference.

Nick Beckett,
Chairman of the Board

Statement from the Chief Executive

Duncan Forbes

As we reflect on the past year, our identity as a Community Mutual, owned by our tenants and grounded in partnership, has never felt more important. Our purpose remains clear: to provide safe, warm, and good-quality homes, and to support the wellbeing and resilience of the communities we serve.

This year has seen continued progress towards our ambition to be a great landlord. We have strengthened the quality of our homes, improved how we deliver services, and taken steps to make it easier for tenants to access support when they need it. At the same time, we have advanced key regeneration ambitions and continued to invest in the long-term sustainability of our homes and neighbourhoods.

We are proud of the positive difference our services make beyond housing. From helping tenants navigate financial pressures to improving the experience of moving into and sustaining a home, we have focused on providing support that is practical, compassionate, and responsive to changing needs.

However, this has also been a year of significant challenge. The ongoing cost-of-living crisis continues to affect many of our tenants, and demand for support remains high. Issues such as damp and mould continue to require focused attention, and while our more proactive approach is helping us identify and address problems earlier, it also highlights the scale of the work still to be done.

Internally, we remain committed to creating a supportive, inclusive workplace where colleagues are empowered to deliver their best. Building a strong, values-led organisation is essential to achieving the outcomes we want for our tenants and communities.

Looking ahead, we are focused on building on these foundations – continuing to improve services, embracing innovation responsibly, and ensuring we remain responsive to the changing needs of our communities.

I would like to thank our colleagues for their dedication and professionalism, and our tenants for their continued feedback, challenge, and partnership. Together, we are shaping stronger, more resilient communities for the future.

Duncan Forbes,
Chief Executive

Impact report

Our homes

delivering quality homes and places

Impact

27
New homes delivered

599
Homes let during the year

£40.2m
Total investment made into our existing homes

99.14%
Statutory compliance

198
Homes improved through Thermal Improvement Programme

191
Homes adapted to improve accessibility

922
Homes benefitting from new doors and windows

86%
Satisfaction with repairs

92%
Satisfaction with internal trades team

95.9%
Repairs completed at first visit

44,304
Number of repairs completed

Property portfolio

General Needs	
Housing	9,478
Homes for older people	628
Supported Housing	66
Total	**10,172**

Other	
Market rent	52
Commercial	53
Garages	1,595
Leaseholders	613
Managed Properties	2

Providing more new homes

The 2025/2026 financial year has seen considerable progress across the development programme, marked by strong delivery, enhanced funding outcomes, and continued advancement of key regeneration schemes.

A total of 27 new homes were successfully delivered, meeting the 27 new homes originally forecast in the business plan. This achievement reflects a diverse delivery approach, including new build homes, reconstruction of existing stock in Cardiff Bay, strategic property purchases and buy-backs, and homes delivered through Transitional Accommodation Capital Programme (TACP) initiatives.

Several live construction projects are performing well, with schemes at Llwydcoed, Windsor Street and Farm Road in Aberdare, and William Street in Ystrad either progressing ahead of programme or remaining on budget. Challenges experienced on other sites around weather-related delays and commissioning issues are being actively managed.

We secured £16.8 million in funding across multiple streams, outperforming business plan assumptions by over £3 million. This includes funding from Social Housing Grant, Land for Housing, TACP, and Transforming Towns programmes, demonstrating strong financial performance and effective funding strategy.

In Cardiff Bay, 29 homes at Roath House underwent renovation and the work was completed and properties handed over during the year. Decant activity has progressed in collaboration with Housing services, enabling the planned start on site for Cogan House in 2026/2027, ahead of the completion of Queen Alexandra House in December 2026.

Key regeneration and development schemes, including Penrhys, Mitchell Court, and Pentwyn Cynon Farm, continue to advance through planning, feasibility, and pre-construction phases. These projects represent a strong pipeline that will support sustained housing delivery and long-term regeneration goals.

Overall, the year reflects substantial growth in housing development, robust funding performance, and continued momentum across major regeneration projects, positioning the programme strongly to meet future housing and sustainability objectives.

Enhancing repairs and voids services

We have continued to make strong progress this year in delivering an improved repairs service, enhancing the safety and quality of our homes, with a clear focus on reducing repair times and increasing tenant satisfaction. The introduction of the repairs diagnostic tool provided clearer information to our trades team, which in turn has increased our overall performance and delivery.

Improved scheduling and stronger performance from our internal teams have delivered significant year on year improvements. We achieved a new record of 87.9% of repairs completed on time, up by 1.9%. This has been supported by a 2.5 day reduction in the average time taken to complete repairs.

In addition, first time fix performance has increased to 95.9%, while the proportion of out-of-date repairs has been further reduced to 7.1%, demonstrating continued progress in service efficiency and reliability.

These operational gains have directly contributed to an enhanced customer experience, with overall satisfaction increasing to 86%. In addition, satisfaction with our internal trades teams while on site has risen to 92%, reflecting the positive impact of more reliable, efficient, and customer focused service delivery.

Despite challenges with complex void works, we've brought the average turnaround time down to 41 days and achieved an average of an average satisfaction rate of 92% for the condition of homes when tenants move in.

Improving and maintaining existing homes

We're proud of the progress we've made this year to improve and maintain our homes while reducing our impact on the environment.

We were delighted to achieve a silver rating from SHIFT for the second year in a row. This consistent achievement reflects the strength of our sustainability efforts and our commitment to building greener, more resilient communities.

Energy efficiency improvements

We continue to prioritise the energy performance of existing homes, supported by stronger data and targeted investment. Currently, 71.39% of homes meet EPC C or above, rising to around 80% using enhanced data modelling. This is a significant step forward in understanding and improving stock performance.

During 2025/26, 198 homes were upgraded through our Thermal Improvement Programme, including cavity wall insulation, external wall insulation, rendering, and solar installations funded through the Welsh Government Optimised Retrofit Programme. Alongside this, we completed 1,899 whole home assessments and issued 1,823 Energy Performance Certificates, strengthening our evidence base for future investment.

We are also investing in technology to support healthier, more efficient homes. 175 environmental sensors have been installed, giving residents real-time insight into temperature, humidity and air quality, enabling early intervention and improved living conditions.

These programmes contribute directly to reducing fuel poverty, improving comfort, and extending the lifespan and resilience of our homes.

Decarbonisation and innovation: SHIFT Silver Achievement

Our commitment to decarbonisation is reflected in our ongoing partnership with SHIFT, the UK's leading sustainability standard. We are proud to have maintained a Silver SHIFT rating for the second consecutive year, improving our score to 52.86% (up from 46.19%).

Our latest assessment shows total emissions of 29,615 tonnes CO_2e, with housing accounting for around 95% of our footprint, highlighting where action is most needed. Innovation is key to reducing this impact. Our solar programme at Ŵn yr Afon sheltered scheme is already helping tenants lower energy bills and adopt more sustainable behaviours, demonstrating how renewable technology can deliver both environmental and social benefits.

With five years of environmental data, increased carbon literacy (170 trained colleagues), and £4m external funding secured, we are embedding data driven decision making and accelerating our transition to net zero while improving existing homes.

Regenerating Penrhys

Over the past year, we have made good progress on the redevelopment of Penrhys, a long-term programme to deliver around 900 new homes, with 120 homes in Phase 1a. In November 2025, we submitted a planning application for this first phase, marking a key milestone. We are currently awaiting a decision on this application.

We have worked closely with the local community throughout, ensuring residents remain central to shaping the plans through ongoing engagement with our team, architects and planners. Their input has helped refine proposals and strengthen the vision.

Alongside this, we are undertaking a comprehensive procurement process to identify a contractor for the entire development programme.

Our services

transforming tenant experience

Impact

69,324
Contact centre calls received

88%
Contact centre calls answered %

92%
Calls resolved at first contact %

77%
Customer satisfaction

67%
ASB cases resolved over the year %

2.74%
Tenant arrears %

£5.7m
Additional income and savings secured for tenants through Money Advice service

1,422
People supported through our wellbeing support programmes

Customer satisfaction

Our bi-annual survey of tenants and residents (STAR), carried out in Autumn 2024, demonstrated several positive trends, but we acknowledge there is still much to do. Satisfaction with repairs and maintenance rose from 63% to 66%, and trust in the organisation increased from 74% to 76%. Views on rent value and home safety both improved slightly to 81%. Notably, anti-social behaviour handling saw a positive jump from 53% to 57%. Overall, service satisfaction remained steady at a strong 77%.

STAR satisfaction results

61%
Trivallis listens to views and acts upon them

47%
Trivallis gives you a say in how services are managed

46%
Opportunities given to participate in Trivallis decision making

81%
Trivallis provides a home that is safe and secure

66%
Repairs and maintenance

71%
Quality of the overall home

67%
Service charges provide value for money

81%
Rent provides value for money

57%
How Trivallis deals with anti-social behaviour

75%
Neighbourhoods as a great place to live

76%
Trust in Trivallis

77%
Service provided by Trivallis

Source: Housemark (% of Trivallis tenants who agreed with each statement)

Helping people find and keep a suitable home

Throughout the year, our support services played a vital role in helping people access housing, settle successfully and maintain stable tenancies. Our approach focuses on early intervention, prevention and tailored, strengths-based support.

GRAMO (Get Ready and Move On) continues to prepare people for independent living, supporting those who are homeless, at risk of homelessness, care leavers and individuals moving on from temporary accommodation. By building confidence, life skills and understanding of tenancy responsibilities, the programme helps people take positive first steps into secure housing.

Our **MAGPIE Hoarding Support Service** offers specialist, compassionate support to tenants experiencing hoarding behaviours. Through a person-led approach, the service reduces risks while enabling individuals to make sustainable changes and remain safely in their homes.

The **SAFE Floating Support Service**, delivered across the Taff area, provides flexible support to people regardless of tenure. By intervening early and addressing issues before they escalate, the service helps prevent homelessness and supports people to maintain stability. This ranges from low-level early help through to more intensive interventions where needed.

Our **Tenancy Sustainability Service** works closely with tenants requiring additional support, including targeted short-term help, compliance-related interventions and assertive outreach for those facing multiple challenges. Together, these services reduce tenancy breakdown and improve wellbeing.

This work was strengthened by our commitment to safeguarding. We actively contribute to multi-agency arrangements, including domestic abuse and self-neglect panels, ensuring risks are managed effectively. Our contribution has been recognised by partners, particularly in supporting high-risk domestic abuse cases through practical action such as securing homes, completing urgent repairs and enabling safe moves. We continue to work towards re-accreditation with the Domestic Abuse Housing Alliance (DAHA).

Community Housing Officers remained highly visible and connected within local areas, building trusted relationships and identifying concerns early. Regular housing surgeries and day-to-day engagement help ensure residents felt heard and supported, while enabling timely, joined-up responses with partner organisations.

This was supported by a team around the tenant approach, where colleagues worked collaboratively to deliver coordinated support. The Good Beginnings framework further strengthened this by ensuring tenants received clear information and support from the start of their tenancy, helping them settle quickly and sustain their homes.

Sheltered housing and older tenants

We continued to strengthen wellbeing, safety and social connection across our 23 sheltered housing schemes. Regular activities and events helped residents reduce isolation and build meaningful connections, supported by partnerships with organisations including Age Connects Morgannwg, RNIB, Dementia Friends and Cambrian Village Trust.

Our Living Well Together initiative, delivered in partnership with New Pathways and Safer Merthyr Tydfil, provided safe and inclusive spaces for residents to share experiences, strengthen relationships and build confidence. Feedback shows residents felt more connected, supported and able to contribute to their communities, highlighting the value of listening-led approaches.

We maintained consistent engagement with tenants through 2,404 C.A.R.E visits and Person Centred Fire Risk Assessments (PCFRAs), helping promote individual safety and identify emerging risks early. These visits also enabled staff to better understand personal circumstances and coordinate additional support where needed.

Alongside this, we completed Lifeline checks, ensuring emergency systems remained fully operational and residents felt confident using them. This work was reinforced by wider safety activity, including 3,588 compliance checks and 2,392 fire safety and Legionella checks, maintaining high standards across homes and communal areas.

During the year, we also piloted Age Well – Live Well, providing targeted, preventative support to older tenants living in general needs homes. Through proactive engagement, the pilot improved early identification of risks, strengthened partnerships and enabled faster access to services. Tenants reported feeling more reassured and better supported.

Learning from this work will help shape future services, reinforcing the importance of proactive, person centred approaches that support independence while enhancing safety and wellbeing.

Working in partnership to keep people safe

Partnership working remains central to our approach to housing and tenancy sustainability. By working closely with local authorities, health services and specialist organisations, we ensured tenants received coordinated, effective support, particularly in complex or high-risk situations.

We played an active role in multi-agency safeguarding arrangements, contributing to child protection conferences, domestic abuse forums and self-neglect panels. Our ability to provide high-quality housing insight supported better decision-making and timely interventions for those most at risk.

Our approach combined prevention with practical action, including improving home security, supporting urgent repairs and facilitating safe moves where needed. This commitment demonstrates our focus on creating safer homes and communities for all residents.

At a local level, Community Housing Officers remained visible and accessible, working closely with residents and partners to identify issues early and respond quickly. Their presence within communities strengthened relationships, built trust and ensured support was joined up and responsive.

We continued to embed a coordinated, strengths-based team around the tenant model, enabling colleagues to share knowledge, align interventions and respond effectively to a wide range of challenges, including wellbeing needs, tenancy issues and financial pressures.

Through sustained partnership working, proactive engagement and person centred support, we helped tenants feel safe, supported and confident in their homes, while creating stronger, more resilient communities for the future.

Our communities

empowering everyone and influencing change

Impact

1,261
Tenant volunteer hours as advisors and advocates

23
Policies and approaches influenced by tenants

981
People engaged in influencing conversations

239
Meetings and events with tenant voice or co-production

£82k
Invested in communities through grants and community benefits

51
Tenant-led events or community changes through collaboration

This year demonstrated a clear shift at Trivallis, from delivering services to enabling communities, with residents increasingly shaping, leading and sustaining local activity. This was strengthened through closer working with neighbourhood services, particularly Community Housing Officers, creating a more relational team around the tenant approach.

At its heart, this work is about connection, purpose and belonging.

Tenant influence on strategy and governance

Tenant voice is embedded in how Trivallis makes decisions. Through the Tenant Action Panel (TAP), working groups and committee involvement, tenants have influenced:

- Rent arrears policy and fairness approaches.
- Transparency and review of service charges.
- Solar panel ownership and cost considerations.
- Community investment priorities and policy development.
- Allocations and tenancy processes.

Tenants not only influenced policy. They shaped how resources are invested locally through participatory approaches and community-led decision-making.

Impact

- Decisions grounded in lived experience.
- Increased transparency and accountability.
- Stronger trust between tenants and Trivallis.

This demonstrates a clear shift from consultation to shared influence and co-production.

A culture where tenants shape services and communities

Tenants got involved in multiple ways:

- Tenant Action Panel and working groups.
- Recruitment panels and service redesign workshops.
- Online forums and informal engagement.
- Community events, door-to-door conversations and surveys.
- Gatherings of over 100 community leaders.

This framework was strengthened by a community-led approach, where tenants were supported not just to give feedback, but to act locally.

Shaping services and delivery

Tenant involvement directly improved services and neighbourhoods:

- **Repairs:** Co-designed tenant portal and stronger contractor standards.
- **Assets:** Tenant influence on investment and sustainability decisions.
- **ASB:** Shift toward prevention and partnership.
- **Sheltered services:** Tenant-led wellbeing and inclusion activities.

Good Beginnings

Tenants worked with frontline staff to redesign how people are welcomed into their homes and communities, strengthening early connection and tenancy success.

Great Community Days

Co-designed with tenants, these brought together housing, repairs and communities to act on local priorities. In Pant y Cerdin, residents worked alongside staff and contractors to improve their environment. The result was not just physical improvement, but a growing sense of agency, pride and ownership.

Community investment was also increasingly shaped by residents, with funding and support directed toward what matters most locally.

Listening, learning and responding

Across communities, tenants consistently told us what matters:

- Pride in place and community identity.
- Safe, clean environments and responsive repairs.
- Opportunities for children and young people.
- Clear communication and visible services.

We responded by working alongside tenants to act on these priorities through:

- Participatory budgeting and local decision-making.
- Improved communication and engagement.
- Preventative approaches such as Good Beginnings.

Community-led change and building on what's strong

Across our communities, there was a clear move toward strength-based, community-led practice, building on local relationships, skills and assets.

Residents increasingly led activity across 26 communities:

- Creating and running community hubs.
- Supporting families through food, wellbeing and connection.
- Improving local environments.
- Shaping regeneration and local plans.
- Building opportunities for training and employment.

What difference did this make?

- Stronger connections and reduced isolation.
- Increased confidence and local leadership.
- Better access to support and opportunities.
- Greater pride in neighbourhoods.

Small investments, whether funding, time or support, unlocked significant social value when communities were trusted to lead. The role of Trivallis was increasingly to enable, connect and support, creating the conditions for people and communities to thrive.

"We know you've got our back... we're one team, Trivallis and the community together."

"I can't believe we have made this happen."

"Without this place I don't know where I would be... I look after it as my own home... seeing the children come together after school is amazing."

"With a little support, we can do so much more than people think."

"We're not just being asked what we think, we're part of making it happen."

"You've listened to what we actually need, not just what's easy to deliver."

Our people

supporting
and growing
our colleagues

Inclusion

Our vision is to be truly inclusive, allowing everyone to be themselves, raising awareness, and recognising the immense benefits of our diverse community. As at 31 March 2026 our colleague statistics could be summarised as follows:

Ethnic Origin	White	447	94%
	Black, Asian and minority ethnic	10	2%
	Undeclared	16	3%
	Prefer not to say	2	1%
Gender	Male	256	54%
	Female	219	46%
Disability	Yes	32	7%
	No	437	92%
	Undeclared	6	1%
Sexual Orientation	Bisexual	6	1%
	Gay (man or woman)	11	2%
	Heterosexual	403	85%
	Undeclared	42	9%
	Prefer not to say	13	3%
Religion	Christian	129	27%
	Other Religion	7	1%
	No religion	273	57%
	Undeclared	46	10%
	Prefer not to say	20	4%
Age	16 – 19	2	0%
	20 – 29	61	13%
	30 – 39	128	27%
	40 – 49	129	27%
	50 – 59	107	23%
	60 – 64	32	7%
	65+	16	3%

Strengthening leadership at all levels

We understand that great leaders are key to creating a positive employee experience. This year we continued investing in confident, capable leaders across Trivallis and maintained our learning partnership with the Institute of Health and Social Care.

We developed our leadership development programme to give senior leaders tailored learning and support relevant to their level within the organisation. We are proud to be developing our in-house offering to enable existing managers or those who wish to develop into a managerial career to develop the skills and relationships required to flourish.

Our Empower programme was launched. This has been designed specifically for colleagues stepping into management for the first time. It gives new managers the practical skills and knowledge they need to lead their teams well from day one, and the feedback has been genuinely positive.

Our People Development team worked with managers to offer meaningful work experience placements across different parts of Trivallis, both in the office and in community-based roles. Early feedback from participants and managers alike has been encouraging.

An inclusive culture

Last year, we completed our Collaborative Communications programme. Whilst the learning has been concluded, it has left our teams with shared tools and a common language for working well together, both with each other and with our tenants. The principles of Collaborative Communications run through all our development, leadership and communication initiatives.

Our work on Equity, Diversity, and Inclusion continued. We're proud to have been awarded Disability Confident Leader status, the highest tier of the scheme, recognising our genuine commitment to recruiting, retaining, and developing colleagues with disabilities. Corporate Services also achieved the Diverse Cymru – Silver Established award, an external confirmation of how we have embedded our approach to inclusion.

We plan to build upon these successes by developing a broader approach to belonging over the next 12 months as part of an Employee Experience programme.

Health and wellbeing

The wellbeing of our colleagues remains a real priority. The cornerstone of our commitment to Wellbeing starts with Safety. Safety is overseen by the Health and Safety Committee which has kept a consistent focus across five main themes:

- Colleague health, safety and wellbeing
- Property, building & landlord safety compliance
- Asset & environmental risks
- Fleet and driving risks
- Governance, assurance & data quality

Our safety performance remained strong, underpinned by a clear and consistent focus on safety reporting, compliance, assurance and robust audit controls. Looking ahead, we will continue to build on this solid foundation by enhancing our approach to colleague safety and wellbeing, embedding person centred safety practices, and strengthening our capabilities across all areas of operation.

Health and safety compliance remained consistently high across the organisation, reflecting the commitment and diligence of our teams. Our future focus is to evolve towards a more person centred safety model, aligning our approach with strengths based principles and further embedding a culture of care through the continued development of line manager capability.

This year we introduced more frequent pulse surveys to help us stay in tune with how people are feeling, especially during periods of change. These gave us timely insight and the chance to respond quickly, rather than waiting for an annual survey.

Flexible working is an important issue for colleagues and has moved from exploration into action this year. We actively promoted flexible arrangements and saw a marked increase in applications across the organisation, a sign that colleagues feel able to ask for what works for them, and that our managers are responding positively.

We launched a 90-day survey for new joiners, giving them an early voice in shaping their experience. The results have been encouraging and are already helping us refine how we welcome new colleagues.

Our Thrive Wellbeing Group continued to bring together colleagues from across Trivallis who are passionate about health and wellbeing, to help shape our ongoing wellbeing action plan. In 2025, the group hosted women's health, men's mental health and alcohol awareness events, which were very well received.

One of the highlights of the year was a Wellbeing Conference which we hosted at the University of South Wales. This enabled all colleagues to connect with various physical and mental wellbeing initiatives in a relaxed and social environment.

Colleague experience

Creating a fulfilling experience for colleagues is critical if we expect them to deliver an exceptional service for tenants. Trivallis relies on colleagues who feel supported, engaged, and able to perform at their best. Employee experience is a key driver of engagement, retention, wellbeing, performance and service delivery.

We have started to scope our Employee Experience programme which will incorporate all elements of the employee journey working with colleagues to improve each step. The programme will take a structured, proportionate and evidence-led approach to understanding and improving the employee experience, using employee journey mapping as the overarching framework to identify key touchpoints, experience gaps and priority opportunities for improvement.

The programme will be delivered over several years and phased to ensure achievement of outcomes aligned to our values of Kind, Progressive, Trustworthy and Inclusive.

Our data and digital systems

ensuring trust in technology

Improving digital services

Over the past year, we continued to improve how colleagues and tenants interact with our digital services. Enhancements to our core systems and portals focused on making services easier to access, more intuitive to use and better aligned to frontline needs.

The introduction of the Repairs Diagnostic tool across tenant and staff portals improved the quality of information captured at first contact, supporting quicker diagnosis and more efficient resolution of repairs while encouraging increased use of digital self-service.

Supporting colleagues through change

To help colleagues adopt new and evolving systems, we expanded our use of a digital adoption platform. This provides real-time, in system guidance and learning at the point of need, improving consistency, confidence and compliance while reducing manual work, errors and avoidable rework.

This approach supported colleagues to work more efficiently and ensured that digital change is embedded sustainably across the organisation.

Strengthening data and insight

We continued to invest in our data capability to ensure information is used effectively to support service delivery, safety, compliance and strategic decision making. The development of the Data and Insights function, alongside increased analytical capacity, improved access to insight and strengthened evidence-based planning.

We are transitioning to Microsoft Fabric, creating a more robust and scalable analytics platform that integrates data more effectively across systems and provides a strong foundation for advanced analytics and future use of AI.

Launching our data governance framework

During the year, we began the rollout of a new Data Governance Framework, focused on improving the accuracy and completeness of data across our core systems.

Investing in assets and sustainability

Progress continued on systems supporting asset management, compliance and sustainability. Improvements to the management of WHQS, HHSRS and energy performance data strengthened our ability to plan, prioritise and invest effectively in homes.

The introduction of intelligent energy modelling tools supported better insight into property performance and helped guide affordable and sustainable investment decisions aligned to our decarbonisation objectives.

Improving security and resilience

Cyber security remained a key priority. External testing and ongoing remediation activity strengthened our security posture and supported the protection of organisational and customer data. We also completed infrastructure improvements at our head office in Pontypridd, enhancing system resilience, reducing risk and supporting business continuity.

Looking to the future

Looking ahead, our focus is on building strong digital and data foundations that enable us to deliver service excellence consistently and at scale, while making responsible use of emerging technologies, including artificial intelligence, to improve outcomes for tenants.

Our Service Excellence initiative plays a central role in this ambition. Through a dedicated team, we are supporting the organisation to design better, more efficient processes, grounded in Lean methodology and agile principles. This approach helps remove waste, simplify how services are delivered and ensure change is driven by frontline insight and customer needs rather than system constraints.

Focus on service excellence, continuous improvement, agile delivery and strong data governance positions us to adopt AI ethically and responsibly, using innovation not for its own sake, but to make a meaningful and lasting difference for tenants.

Value for money

Affordable rents

Rental inflation across the United Kingdom, for March 2026, saw average rents increase by 3.85% to £1,377. Across Wales, for the same period, the inflation was higher, at 4.8%, taking average rents to £830 (2025: £792). The Rhondda Cynon Taff area's average rent increased by 5.2% to £744, while the average rent for Trivallis properties was £496.

Each year we review our rent and service charges, in partnership with tenants, board members and officers, to ensure they remain fair and affordable for our tenants. We update our affordable rents model (predicated on the principles of the Joseph Rowntree Foundation's living rent framework) for local earnings to ensure that rent charged does not exceed more than 23% of a household's income.

With global conflicts continuing to have an impact on the cost of living for our tenants, we are mindful that they might require additional support, and have maintained the following initiatives:

- Early intervention engagement when arrears occur
- Money advice support
- Signposting to independent support, e.g. Citizens Advice
- Hardship fund

This approach has delivered several significant successes in 2025/26:

- £3.2million in universal credit claimed for tenants
- £900,000 in housing benefits
- Helping tenants claim £650,000 in disability and sickness benefits
- Assistance in claiming £386,000 in council tax reductions, and
- Supporting our pension age tenants to claim £225,000 in state pension, pension credits and other pensions

Value for money

Our goal is to be a sustainable business that balances cost and efficiency to deliver the best financial and social value for our customers, homes and communities. Economic conditions remain challenging and resources are constrained, including funding for our strategic priorities. As a community mutual, we are committed to developing and regenerating communities while improving individual and community wellbeing. This requires our resources to be used efficiently, effectively, equitably and economically.

Our Value for Money Forum brings together colleagues from across the organisation and meets quarterly. It identifies savings and efficiencies across Trivallis and promotes a value for money approach to decision-making, from operational improvements to budget setting and major procurement. Members champion value for money, identify opportunities for savings, manage procurement and contracts to secure value, and monitor delivery to ensure savings are realised.

Progress is overseen by the Assurance Committee and Board, with regular updates to the Tenant Action Panel (TAP). In 2025/26, the Forum is continuing to work under three strands:

- business as usual, focused on service efficiency and effectiveness through rolling reviews;
- value added, focused on capturing additional value from contractors and services; and
- value for money savings, focused on agreeing and tracking efficiencies that support the budget and business plan.

Tenants have been influential in adding value to various initiatives during the year, including involvement in the procurement process, service improvement (e.g. the reduction of repeat visits which costs the organisation c. £286k). Community-led initiatives have seen a value for money impact, such as the opening of the family hub in Pen Dinas, preventing isolation, reducing safeguarding risks and housing costs for tenants. Penrhys has seen our tenants obtaining 12 construction skills certification scheme cards, with 7 being employed, supporting local employment.

Community benefits and contractor contributions have seen 16 suppliers committing to offering a range of resources for work in our communities and, provision of apprenticeships (including work in schools, provision of student placements). Direct donations, ranging from 1.5 – 2.0% of the contract values have generated a commitment in 2026 of £54,508.

The value for money framework that is in place has helped budget holders embed these principles in day-to-day decisions. In 2025/26, we generated £285,726 of savings through projects and initiatives delivered by budget holders. A further £597,114 was achieved through contract renewals via the tender process, while maintaining quality for tenants.

In the year, our Procurement team embedded the Procurement Act 2023 into its processes to ensure that cost management is maintained and ensuring we remain safe and legally compliant.

Priorities for 2026/27 include:

- Improving the communication around value for money across the organisation, by expanding on the "Make it better" campaign introduced at the end of 2025.
- A review of service charges to ensure that all costs are fairly re-charged but with the mindset of affordability for our tenants
- Upskilling colleagues to reduce sub-contractor costs
- Expanding self-service through the tenant portal
- Using predictive analytics to reduce responsive repairs and improve planning
- Continually reviewing and improving processes
- Reducing mileage and travel time
- Reducing repeat visits for all areas of the business
- Reviewing void costs
- Making better use of office space.

Social value

Our procurement with local businesses not only preserved jobs but created additional social value for the local economy. We played a pivotal role in poverty reduction and the advancement of local prosperity. In 2025/26:

- £63 million (2025: £50 million) was spent with contractors based in South Wales, 84% of our total spending (2025: £79%).
- £12 million (2025: £13 million) was spent with contractors outside Wales, 16% of our total spending (2025: 21%).

High quality jobs

We work hard to be a quality employer, fostering a work environment where employees feel valued, respected, and supported. We are certified as a real living wage employer, guaranteeing our employees earn a wage sufficient for a decent standard of living. At present:

- 475 people are employed directly by us.
- 75% of staff live in Rhondda Cynon Taff.

Benchmarking

Benchmarking helps us assess performance, identify opportunities to improve services, and support effective organisational change. The key performance indicators reported either to the Welsh Government or for internal monitoring are shown in the table below.

Measure	2026	2025	2024
Routine maintenance cost per unit (£)	£1,571	£1,568	£1,461
Major repairs (capital & revenue) cost per unit	£2,424	£2,188	£2,079
Void loss per unit	£227	£170	£145
Arrears per social housing unit	£510	£541	£550
Growth in total fixed assets	16.4%	14.0%	6.8%
Growth in turnover (%)	3.7%	4.2%	5.7%

We, alongside our tenants, continue to experience inflationary pressures arising from wider geopolitical and economic conditions. These pressures have increased costs across the organisation, most notably in relation to major works, routine maintenance and responsive repairs. In addition, the growing complexity of work required to bring void properties back into use has contributed to higher average repair costs and an increase in major repairs expenditure.

The 16.4% growth in total fixed assets reflects continued investment in existing homes, including increased expenditure on major repairs, helping to ensure that homes remain safe, well maintained and fit for tenants. It also reflects strategic investment in development, demonstrating our commitment to increasing the supply of affordable housing to meet future demand across Rhondda Cynon Taf. Rent arrears reduced during the year, supported by targeted assistance provided to tenants through the Money Advice team. Over the course of the year, the team secured £5.7 million of additional financial support for tenants, helping to strengthen household resilience and improve rent collection performance.

Void losses increased during the year, primarily due to regeneration activity in Cardiff Bay and Penrhys. These schemes are significant long-term investments and form an important part of our commitment to improving existing communities and homes. Although this activity has had a short-term impact on void performance, it supports the wider objective of providing tenants with warm, safe and sustainable homes that they can be proud of, both now and in the future.

Turnover grew by 3.7% during the year from a combination of rent increases and income from new homes developed. Growth reflects the timing of property completions in Cardiff Bay together with increased grant income, including higher amortised development grant and other grant funding recognised in the year.

Financial performance

Performance for the year ended March 2026 shows continued turnover growth from rent increases, rent from new homes, and grant funding, resulting in healthy reserves, consistent operating margin and sustained operating cash generation, with overall cash movement reflecting continued investment in development.

Operating margin increased to 15.3%, although this was partly driven by a £900k pension adjustment following the annual revaluation. On an underlying basis, operating margin reduced to 14.0% (2025: 14.4%) driven by continued inflationary pressure on all costs, particularly repairs and asset investment, as well as the impact of changes to national insurance employee rates and thresholds from April 2025.

The balance sheet remains robust, with reserves increasing to £152.7m and fixed assets rising to £277.4m, reflecting continued investment in both new and existing properties. Gearing increased slightly from 39.9% in 2025 to 44.3%, demonstrating capacity for future new-build development.

Cash generation from operations remained strong at £24.8m. However, this was offset by significant investment in the development pipeline, with £30.6m invested during the year. This progress has been supported by robust financial management, enabling us to continue advancing our strategic objectives.

We also undertake a comprehensive annual forecasting cycle, including scenario testing, to strengthen resilience and demonstrate the organisation’s capacity to withstand unforeseen challenges and one-off financial shocks.

Statement of Comprehensive Income For the year ending 31 March	**2026 £'000**	**2025 £'000**	**2024 £'000**	**2023 £'000**	**2022 £'000**
Turnover	68,802	66,328	63,683	60,254	57,674
Operating Surplus	10,531	9,384	9,334	7,437	11,770
Operating Margin	**15.3%**	**14.1%**	**14.7%**	**12.3%**	**20.4%**
Surplus on Ordinary Activities Before Taxation	7,950	6,610	6,715	2,916	5,701
Margin Before Tax	11.6%	10.0%	10.5%	4.8%	9.9%
Interest Cover (EBITDA)	613.0%	616.1%	395.8%	483.2%	502.9%
Interest Cover (EBITDA MRI)	**145.7%**	**157.6%**	**136.9%**	**185.7%**	**230.7%**

Statement of Financial Position As at 31 March	**2026 £'000**	**2025 £'000**	**2024 £'000**	**2023 £'000**	**2022 £'000**
Fixed Assets	277,415	238,413	209,156	195,874	190,905
Net Current Assets	10,170	16,523	23,258	23,932	17,767
Long Term Creditors	(70,033)	(50,119)	(42,989)	(37,458)	(41,181)
Loans	(64,864)	(58,622)	(50,000)	(49,728)	(49,527)
Reserves	152,688	146,195	139,424	132,620	117,964
Gearing	44.3%	39.9%	49.6%	47.2%	54.1%

Cashflow Statement For the year ending 31 March	**2026 £'000**	**2025 £'000**	**2024 £'000**	**2023 £'000**	**2022 £'000**
Net Cash Generated from Operating Activities	24,798	24,869	16,903	19,635	23,939
Net Cash from Investing Activities	(30,606)	(33,027)	(14,768)	(13,277)	(14,132)
Net Cashflow from Financing Activities	2,596	5,494	(3,575)	(3,528)	(7,849)
(Decrease) / Increase in Cash	**(3,212)**	**(2,664)**	**(1,440)**	**2,831**	**1,958**

Treasury management

The Finance and Investment Committee is responsible for overseeing our treasury management activities. This includes the management of investments and cash flows, banking arrangements, the organisation's loan portfolio including any money market and capital market activity, derivative transactions, and securitisation. The purpose of this oversight is to ensure that risks associated with these activities are effectively managed, whilst achieving the best possible performance within agreed risk parameters.

The Committee is also responsible for overseeing treasury strategy, treasury management policy, and associated risk parameters. We operate in accordance with established golden rules, which are set at a more prudent level than covenant requirements. This ensures that decisions are taken within a controlled framework and that an appropriate margin of safety is always maintained.

All Treasury Management Golden Rules were met, and all covenants were complied with during the financial year ending March 2026. The 30-year business plan also shows compliance with both the Golden Rules and loan covenants.

We have sufficient liquidity to meet our committed liabilities and any reasonable contingent liabilities. Cash balances are monitored regularly throughout the year across forecast periods of 30 days, 24 months and 30 years. We also carry out sensitivity analysis, scenario testing and liquidity stress testing on our cash flow projections to assess the impact of adverse operational and financing conditions.

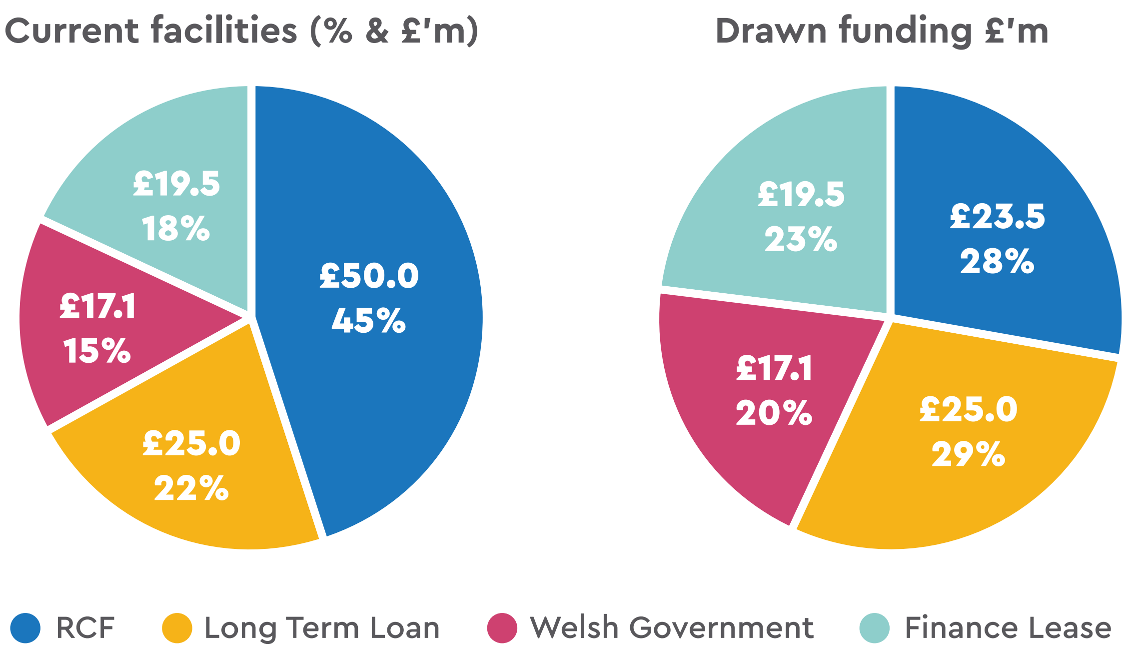
Any need for new funding will be reviewed annually by the Committee as part of the Annual Treasury Strategy. Any new borrowing will be secured on appropriate terms and must be approved by both the Finance and Investment Committee and the Board.

Available liquidity

As of 31 March 2026, we had £16.7 million in cash (2025: £19.9 million) and £26.5 million in immediately available debt funding (2025: £28 million). Our current drawn funding totals £85.2 million (2025: £79.0 million).

Sources of finance and their maturity profile

Most of the sourced financing for Trivallis relates to a £25 million term loan with a 15-year maturity profile, and a £50 million revolving credit facility with a 5-year maturity profile. With a further £17.1m (2025: £12.3m) from Welsh Government on an interest-free or low-interest basis to fund future developments and a finance lease obligation of £19.5m (2025: £19.4m), relating to the funding of our Cardiff Bay and Cwmbach schemes.



Split between fixed & variable debt	Amount of debt	% split
Fixed	£44.5	52%
Variable	£40.6	48%
Total debt	£85.2	100%

Governance

The Board

Trivallis Group Board is responsible for adopting sound ethical and legal governance and monitors its performance against the Community Housing Cymru Code of Governance. Our Board also oversees our financial management and determines our strategic objectives. It receives reports on progress, successes, and challenges, ensuring we meet our goals and comply with legal and regulatory requirements.

The Board works alongside the Executive Leadership Team and Chief Executive to ensure our leadership team has the expertise to lead the business to deliver against our strategic objectives and achieve great things.

The Board meets formally at least six times a year to set our mission, vision and values, monitor legal compliance, review progress against our strategic objectives, make decisions on strategic direction and risk controls, monitor performance and service delivery and monitor financial viability and control.

Connection with our tenants and communities is important to our Board and they regularly take part in stock tours, estate walks and tenant events throughout the year.

The Board is supported by six specialist Committees with the expertise to scrutinise key areas of risk. Our Board and Committees provide constructive challenge to drive a culture of learning and continuous improvement. Our Board Members stay up to date with sector and wider business issues and best practice by participating in two strategic development sessions annually and by attending external conferences and seminars.

Our Board comprises fourteen Non-Executive Directors and four Independent Members who provide specialist expertise to our Assurance, People and Finance & Investment Committees. Members serve three-year terms, with a maximum tenure of nine years. Our Board Members undergo a competitive recruitment process to ensure we have a range of skills and experience across corporate governance, finance, strategy development, property development, risk management and controls, local government and housing management.

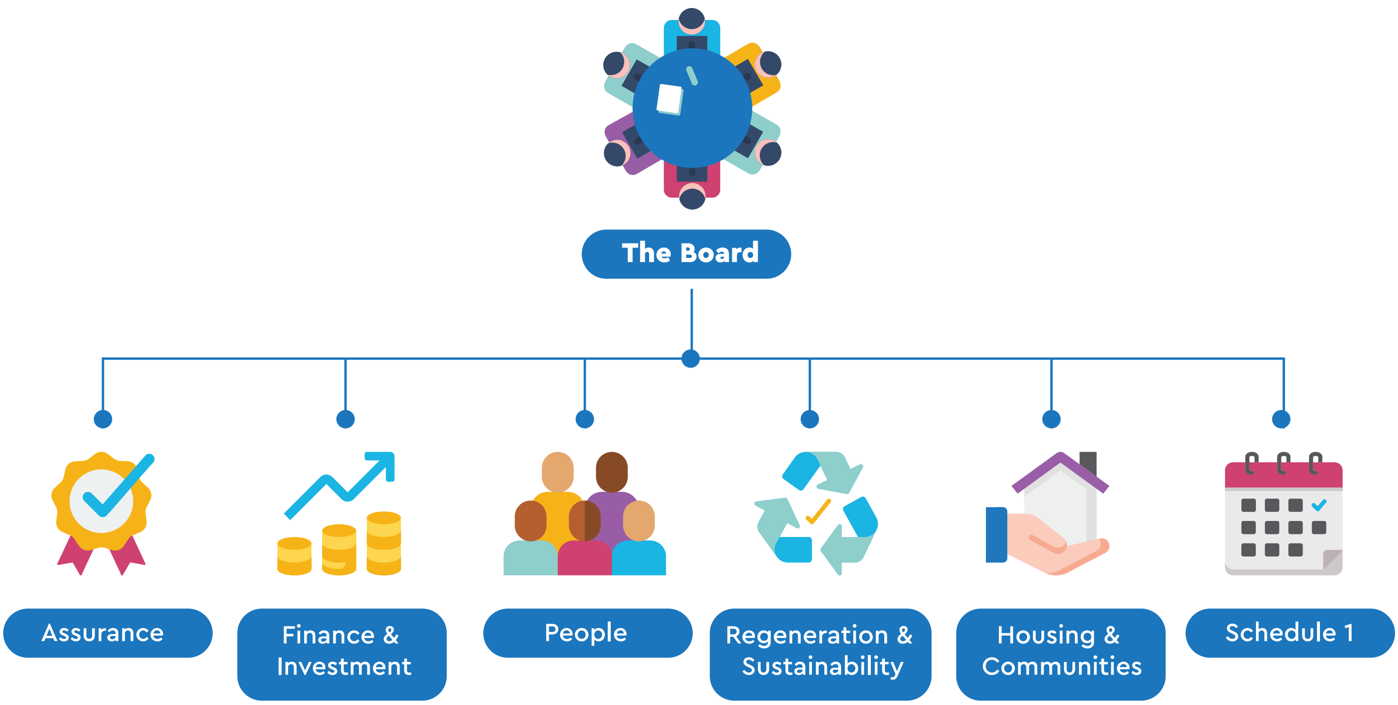
Board diversity and inclusivity

We are committed to creating an inclusive culture, and believe that multiple perspectives result in more meaningful, strategic decisions, and greater board diversity, and inclusion is a priority for Trivallis.

We aim to cultivate a broad spectrum of demographic attributes and characteristics to positively influence decision-making at Trivallis. The data below includes thirteen Board Members and four Independent Committee Members. Turnover in the period reflects both Board Members and the Independent Committee Members.

Gender	61.1% Male
	38.9% Female
Ethnicity	89% White
	11% Other Ethnic Groups
Average Age	56
Disability	11% Yes
	89% No
Turnover	0%

Our Committees



Assurance Committee ensures that the Group has effective arrangements for risk management, internal control, and assurance. It also leads on internal and external audit, health and safety, procurement, and value for money, providing assurance to the Board that legal and regulatory requirements are being met.

Finance and Investment Committee is responsible for detailed oversight of financial performance, including budget setting, business planning, stress testing, and the reporting of Management accounts. It also oversees the financial approval of acquisitions, and new development schemes on behalf of the Group, including the approval of commercial development schemes. The Committee is also responsible for the evaluation and approval of any new business opportunities within overall Group strategy parameters and maintaining oversight of commercial activities and any commercial subsidiaries on behalf of the Trivallis Group Board. The Committee's responsibilities also include long-term ICT investment.

People Committee has responsibility for strategic human resource planning to support the delivery of the Group's Corporate Plan. This includes keeping the leadership needs of the Group under review for both executive and non-executive roles and the review of Group-wide employment and remuneration arrangements.

Regeneration & Sustainability Committee provides assurance to the Group Board on the delivery, performance, quality and value for money of planned and development activities by the Group. This includes asset management, planned programme and the development programme.

Housing & Communities Committee provides assurance to the Group Board on the performance, quality and value for money of all services provided to Trivallis residents and other recipients of services. This includes housing services, customer services, customer and community involvement, the repairs service and the wellbeing and support services. The Committee also has responsibility for overseeing development and for recommending the Tenant Services Strategy and Communities Strategy to Board for approval.

Schedule 1 Committee has delegated responsibility from the Board for all matters relating to the approval of the use of exemptions under Schedule 1 of the Housing Act 1996 and applications for shareholding membership.

Our Board members

Nick Beckett
Chair of the Board
Joined February 2023
Nick joined the Board of Trivallis in February 2023, bringing extensive experience in retail and property. Prior to retirement, he served as Head of Operations at Hammerson, leading a team of 1,500 across a portfolio of 11 flagship shopping centres and retail outlets in the UK and Ireland. He is an experienced Non-Executive Director and Trustee and currently serves as Chair of the Wales Walking Football Federation.

Julian John
Board Member and Chair of the Housing & Communities Committee
Joined September 2020
Julian has over 30 years' experience in mental health and housing, holding senior roles within leading mental health charities in Wales. He is currently Director of Mind Cymru. His areas of interest include mental health, housing, homelessness, vulnerability, and suicide prevention. He chairs the Housing and Communities Committee.

Stephen Brooks
Board Member and Chair of People Committee
Joined September 2020
Steve is a consultant, coach, and Non-Executive Director with over 25 years' experience supporting leaders and not-for-profit organisations in strategy, governance, and external affairs. He previously served as Executive Director of External Affairs at Sustrans and has held senior roles with Oxfam, the Sustainable Development Commission, and the Electoral Reform Society. He is also a member of the National Infrastructure Commission for Wales.

Mark Richards
Board Member, Vice Chair and Chair of Regeneration & Sustainability Committee
Joined March 2021
Mark began his career in the coal industry as a mining and building surveyor before progressing to roles within local government and a large housing association, managing housing maintenance services. He later served as Deputy Director General at Amgueddfa Cymru. Now semi-retired, he contributes his expertise to Trivallis, where he chairs the Regeneration and Sustainability Committee.

Angela Priestley
Board Member and Chair of Assurance Committee
Joined April 2021
Angela joined the housing sector in 2010 and is currently Director of Central Services and Company Secretary at a large housing association in Wales. Her responsibilities include strategy and transformation, governance, risk management and assurance, stakeholder engagement, and communications. She plays a key role in ensuring robust governance and accountability and supports the delivery of Trivallis' strategic objectives.

William Oliver
Board Member
Joined April 2021
Will has extensive experience in senior leadership roles within NHS Wales and is currently Assistant Director for Planned Care within NHS Wales Performance and Improvement. He has significant expertise in performance and quality improvement, strategic planning, and risk management, along with over 15 years' experience as a Non-Executive Director in the housing, care, and support sectors.

Martyn Price
Board Member and Chair of Finance & Investment Committee
Joined April 2021
Martyn is a Chartered Accountant with over 30 years' experience across the public and private sectors. He specialises in financial strategy, housing association funding, and delivering customer-focused services that achieve value for money.

Claire Hutcheon
Board Member
Joined July 2021
Claire has over 16 years' experience within local government, working across education, children's services, and housing and regeneration. She is currently Head of Housing Strategy and Investment, leading the delivery of strategic housing services, including policy development and performance management.

Carol Kay
Senior Independent Director
Joined March 2023
Carol is a highly experienced senior leader in housing across the UK. She previously served as Director of TPAS Cymru and most recently worked as a housing regulator with the Welsh Government, focusing on improving sector performance, particularly in diversity, tenant empowerment, and governance. She now works as a counsellor, psychotherapist, clinical supervisor, and coach, specialising in trauma. She is also a Board Member of Calan Domestic Violence Services.

Tony Deakin
Independent Committee Member
Joined April 2023
Tony has over 25 years' experience in social housing, both as an Executive Director and Board Member across a range of organisations. He is a Fellow of the Chartered Institute of Public Finance and Accountancy.

Craig Middle
Board Member
Joined July 2023
Craig is Regional Employer Engagement Director for South Wales within the Ministry of Defence's Defence Relationship Management function and has over 30 years' service in the Army Reserves. He has a background in business leadership and holds a postgraduate qualification in Sustainable Leadership in Construction. He is actively involved in community and partnership initiatives.

Julia Attwell
Board Member
Joined July 2024
Julia is a senior leader and experienced Non-Executive Director with a background across the public, third, and housing sectors. She has held senior roles in criminal justice and mental health and is currently Head of Change Insight and Prioritisation within the NHS. She is also an Executive Coach.

Martin Lewis
Board Member
Joined July 2024
Martin has over 35 years' experience in the housing sector, including senior leadership roles within a major PLC. He has extensive experience in development and has played a key role in mentoring and developing future leaders within the industry.

Mark Hallett
Board Member
Joined October 2024
Mark is an experienced Non-Executive Director, Chair, and Special Advisor, with over 30 years' experience in the built environment sector. He previously served as Development Director at igloo Regeneration and currently holds several advisory and non-executive roles. He is particularly interested in sustainable development and design quality.

Amerjit Barrett
Co-opted Board Member
Joined November 2025
Amerjit joined Trivallis in November 2025 and is a member of the Assurance Committee. She is a Fellow of the Chartered Institute of Chartered Accountants and has extensive experience in financial leadership within the housing sector, including treasury and development.

Alison Woodward
Independent Committee Member
Joined November 2025
Alison has over 20 years' experience in Human Resources across a range of sectors. She is currently Director of People at Cartrefi Cymru, with responsibility for HR, learning and development, health and safety, and communications.

Vicky Medhurst
Independent Committee Member
Joined November 2025
Vicky has over 15 years' experience in the charitable and not-for-profit sectors and is currently Finance Director at The Brandon Trust, with responsibility for financial strategy, governance, reporting, and risk management.

Darren Xiberras
Independent Committee Member
Joined November 2025
Darren is Chief Financial Officer at Cardiff University and a member of its Executive Board, with responsibility for financial strategy and performance. He has held senior finance roles across higher education, the private sector, and the charity sector.

Board Resignations 2025/26
There were no resignations during 2025/26.

Executive team

The day-to-day operations of Trivallis and its subsidiaries, Porthcwlis Limited, Cardiff Bay Homes LLP and Tricwm Limited (the Group), are managed by the Chief Executive and four Directorates.

Duncan Forbes
Chief Executive
Duncan is an experienced leader and lawyer with 35 years of experience in public, private, and voluntary sectors, as well as community-owned social enterprises. He has a strong background in working with various communities and Groups, focusing on areas like housing, public services, poverty, inequality, and regeneration. His specific interests and expertise are in change management, leadership, governance, regulation, and coordinating public services to better serve the community. He is passionate about improving long-term quality of life through better preventative services.

Duncan leads the Group.

Lisa Pinney
Executive Director Resources
Lisa joined Trivallis in May 2023 and has nearly 20 years' experience of working in Welsh housing associations. Her role covers all aspects of finance, treasury, governance, procurement, technology, data, and Group improvement. She is also the Group Company Secretary. She has been a qualified accountant for over 30 years and has an MA in Leadership and Management. With a professional background in housing, education and manufacturing, Lisa champions value for money and how technology can drive Group efficiency.

Lisa is responsible for the corporate functions including Finance, IT, Data and Insight, Corporate Performance, Governance, Risk and Assurance, Innovation, Group Improvement, Income Management, and Procurement.

Keiron Montague
Executive Director Communities
Keiron is a social housing professional with a keen interest in tackling poverty and community regeneration. He started his career as a Community Involvement Officer and then moved into youth work. He worked for various housing associations in South Wales before joining Trivallis in 2019 as Head of Development and Regeneration. He was appointed as an Executive Director in March 2020. He has also served as a Councillor for Rhondda Cynon Taff and an Independent Community Board Member on Cwm Taf University Health Board.

Keiron is responsible for the operational functions including Customer & Community Engagement, Neighbourhood Management, Reactive Repairs, Void Property Management, Planned Maintenance, Asset Management, Estate Management, Development and Regeneration.

Louise Attwood
Executive Director Development
Louise is responsible for delivering our growth and regeneration programmes, leading on the establishment of outright sales and private rented activities as well as delivering high quality affordable homes across South-East Wales. She brings extensive experience in housing development and regeneration. Before joining Trivallis in 2024, she worked within the social housing sector and as an independent property consultant, successfully managing large-scale projects that have not only increased housing stock but also improved community infrastructure and cohesion.

Gareth Thomas
Executive Director People
Gareth is an experienced, values driven leader specialising in HR, Change and Transformation. With 25 years' experience of leading organisational change and transformation in complex, multi-site environments in a wide variety of industry sectors, he is passionate about enabling business strategies to drive results through creating purpose in people's work and inspiring them to deliver. He is also the Chair of Disability Sport Wales, an organisation which champions inclusivity in sport.

Gareth joined Trivallis in May 2025 and is responsible for the corporate functions including People Services, People Development, Fleet, Health and Safety and Communications.

Corporate governance

As a housing association in Wales, we are regulated by the Welsh Government's social housing regulator. This framework exists to protect both our tenants and the long-term investment in our homes, ensuring we consistently:

- Uphold the highest standards of governance
- Deliver quality homes and services that meet our communities' needs
- Maintain strong financial resilience

Regulatory assessment

Our most recent regulatory assessment, completed in 2023, confirmed that we are fully compliant across all key areas; governance and management, financial viability, and leadership. This recognition reflects our commitment to doing things the right way, for the people we serve.

October 2023 Trivallis Limited – L143 Judgement

Self-assessment

We take accountability seriously. Each year, we carry out a thorough self-assessment against regulatory standards, providing Welsh Government with clear evidence of our performance. This process also helps us identify opportunities for growth, shaping a focused improvement plan for the year ahead.

Our latest self-assessment for 2025–26 is available on our website under 'Reports'.

Adopted Code of Governance

To guide and strengthen how we work, we have adopted the Community Housing Cymru Code of Governance (2021). As part of the wider housing association community in Wales, we continually reflect on these principles to enhance our practices and ensure we are always improving.

Report of the Assurance Committee

The Assurance Committee plays a vital role at the heart of our governance framework, providing independent oversight and ensuring that our approach to risk management, internal controls, and audit remains robust, effective, and forward-looking.

The Committee is chaired by Angela Priestley, an accomplished leader with extensive expertise in governance, risk, and corporate compliance. The Committee brings together three independent non-executive directors, each offering specialist knowledge in finance and risk management. This combination of experience and independence enables the Committee to provide scrutiny and constructive challenge.

Working to a clearly defined set of priorities and a cyclical work plan, the Committee examines the integrity of our financial reporting, rigorously challenges audit findings, and drives continuous improvement across our internal control framework.

The Committee's work is fundamental in supporting the Board, offering assurance that we are meeting all legal and regulatory obligations while maintaining strong and effective risk management practices. This oversight helps ensure that the Group remains well-positioned to achieve its community mutual objectives, continuing to invest in homes and support thriving communities.

Our internal audit service is delivered by Mazars, a leading provider within the housing sector. A comprehensive, risk-based three-year rolling audit programme is in place, approved by the Committee, with progress and the implementation of recommendations closely monitored at every meeting.

External audit is carried out by Menzies, one of the UK's most established accountancy firms, operating since 1912. The Committee approves the annual audit plan, reviews key findings, and meets with the external auditors at least once a year without senior management present, ensuring open and transparent dialogue.

The Assurance Committee meets quarterly, alongside an additional annual development session dedicated to horizon scanning and exploring emerging risks. During the year, the Committee also undertook a review of its own effectiveness, which confirmed that it continues to operate efficiently and proportionately upholding the principles of transparency, accountability, and consistency in all aspects of its work.

Risk management

Many of our activities involve significant regulatory, reputational, and financial risks. Managing these risks effectively is therefore critical, not only to safeguard our operations, but also to successfully deliver our corporate objectives.

The Group Board holds ultimate accountability for risk management, setting a clear appetite and tolerance for risk across the organisation. Our Risk and Assurance Framework is overseen by the Assurance Committee, while the Board maintains active oversight of our most significant business risks and the broader external environment through regular horizon scanning.

First line Functions that manage risk	**Second line** Functions that oversee risk management	**Third line** Provide independent assurance
The Board	Assurance Committee	
Operational teams: Neighbourhoods	Assurance team: RM framework	Internal audit External audit
Assets Repairs Resources	KPI reporting Policy oversight	Regulatory oversight External independent reviews

Key risks	Current & planned mitigation
Rising fuel cost and lack of supply High fuel costs could directly impact the planned budget and indirectly impact the budget through increased cost of materials and contracted work. If fuel supply is reduced this could limit the number of appointments we are able to attend.	• Business continuity planning & exercise • Prioritisation of work • Engagement with partners to secure fuel supply • Shared travel for frontline teams • Redeployment of staff where needed
Climate change Adapting our approach to development and environmental management in response to climate change could increase costs and slow investment in new and existing homes as set out in the Homes Strategy.	• Incident response plans • Future proof new developments • Innovative solutions for existing homes

Key risks	Current & planned mitigation
Damp & mould Ensuring appropriate proactive arrangements are in place to effectively prevent, identify and remediate damp and mould in homes.	• Proactive inspection regime for high priority properties • Escalation procedure for complex damp and mould cases • Installation of sensors to monitor controls • Colleague training • Responsive repairs and planned maintenance
Artificial intelligence The risks are still emerging, but early indications show there is potential increased risk of privacy violations, algorithmic bias, manipulation and unclear regulations.	• Artificial intelligence policy • Training & development of staff • Use case testing
Cyber attack Risks include accessing personal data leading to severe service disruption, identity theft, locked systems leading to ransom of data disrupting services and impacting financial security and reputation.	• Quality hardware & software • SIEM implementation • SOC monitoring • Penetration testing • Competently trained staff • Cyber security accreditation • Back-up systems & recovery plans • Well managed data
Property development Failure to deliver properties to the required standard, threatens the delivery of the development plan and slows delivery of the Homes Strategy.	• Specialist consultants • Robust planning • Funding & grants secured • Development contract & warranties • Robust decant procedures

Statement of Board responsibilities

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

As a Co-operative and Community Benefit Society, the Group is required to produce annual financial statements in line with UK accounting standards, including FRS 102. These statements must present a true and fair view of the Group's financial position and performance, ensuring transparency and accountability to all stakeholders.

In fulfilling these responsibilities, the Board is committed to:

- Selecting appropriate accounting policies and applying them consistently.
- Exercising sound judgement and making reasonable and prudent estimates.
- Complying fully with UK accounting standards and the relevant Statement of Recommended Practice, with clear disclosure of any significant departures.
- Assessing the Group's ability to continue as a going concern and clearly disclosing that assessment.
- Preparing the financial statements on a going concern basis, unless circumstances dictate otherwise.

The Board also ensures that robust financial records are maintained in compliance with legislation, enabling the accurate preparation of financial statements. Strong systems of internal control are in place to safeguard the integrity of financial reporting and to protect the Group's assets from fraud or misuse.

The Board is also responsible for maintaining the integrity of the corporate and financial information on the Group's website, acknowledging that UK financial statement laws may differ from those in other countries.

Going concern

Following a comprehensive review of the Group's 2026/27 budget, long-term 30-year plan, and strategic objectives, the Board is confident that the Group has adequate resources to continue its operations for at least twelve months from the date of approval of these financial statements. The going concern basis of accounting therefore remains appropriate.

Disclosure of information to auditor

The Board confirms that, to the best of its knowledge, there is no relevant audit information of which the Group's auditor is unaware. Each Board member has taken all reasonable steps to ensure they are informed of relevant audit matters and that such information has been communicated to the auditor.

External Auditor

Menzies LLP has agreed to continue as the Group's auditor.

Approved by the Board and signed on its behalf.

Nick Beckett, Chair,
July 2026

Statement of internal control

As a registered social landlord, we are required by the Welsh Government to report on the effectiveness of our system of internal control. These controls form the foundation of how we manage risk, meet our regulatory responsibilities, and safeguard the integrity of our operations. By maintaining strong internal controls, we ensure that our resources are directed to where they have the greatest impact for our customers and communities.

Our system of internal control is designed to provide robust oversight and assurance. Key elements include:

- A clear division of responsibilities between the Board, its Committees and the Executive Leadership Team, supported by well-defined terms of reference that ensure effective governance and accountability.
- Comprehensive policies and procedures, regularly reviewed and updated, including defined levels of delegated authority for Committees, Executive Directors and staff, alongside secure information systems that protect Trivallis' assets from unauthorised use.
- Strong financial planning and performance monitoring, with budgets, forecasts and key performance indicators reviewed regularly. The Board maintains oversight of principal business risks and financial performance across short, medium and long-term horizons. Monthly management accounts are produced, with any significant variances investigated and reported promptly.
- A skilled and experienced workforce, with performance managed through a structured appraisal framework and regular one-to-one engagement, ensuring accountability and continuous development.
- Quarterly reporting from Directors to the Assurance Committee on matters affecting risk and internal controls, supporting transparency and continuous oversight. The most recent regulatory assessment (published 6 October 2023) confirmed a 'green' compliant grading for Financial Viability, Governance and Tenant Services.
- Independent scrutiny through the Assurance Committee, which evaluates the effectiveness of internal controls by reviewing reports from management, internal audit, and external audit. Any identified weaknesses are addressed through agreed corrective actions, with progress reported regularly to the Board and Committees. Notably, no internal audit reviews during the year resulted in a limited assurance opinion.

- Formal approval processes for all significant new initiatives, major commitments, and investments, in line with the Group's Scheme of Delegated Authority, ensuring disciplined decision-making.
- An ongoing focus on continuous improvement, with the Board and Committees actively monitoring delivery against operational plans and the implementation of major change programmes.
- Clearly defined risk appetite statements, which provide the Executive and senior management with a structured framework to support innovation and growth, while maintaining strong governance and control.

The Board has undertaken a formal review of the effectiveness of the Group's risk management and internal control systems for the year ended 31 March 2026. This review confirmed that financial controls are operating effectively. The internal control framework continues to be strengthened in line with Welsh Government sector best practice, providing assurance that the Group is well governed and resilient.

Approved by the Board and signed on its behalf:

Nick Beckett, Chair
July 2026

Independent Auditors' Report to the Members of Trivallis Limited

FOR THE YEAR ENDED 31 MARCH 2026

Opinion

We have audited the financial statements of Trivallis Limited (the 'association') and its subsidiaries for the year ended 31 March 2026 which comprise the Consolidated and Association Statement of Comprehensive Income, the Consolidated and Association Statement of Changes in Equity, the Consolidated and Association Statement of Financial Position, the Consolidated and Association Statement of Cash Flows and notes 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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the groups and association's affairs as at 31 March 2026 and of the group and association's surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the group and association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

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

Other information

The Board is responsible for the other information. 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.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on the matters prescribed under Housing Association Circular RSL 02/10 "Internal controls and reporting"

In our opinion, with respect to the Board's statement on internal financial control:

- the Board has provided the disclosures required by the Circular and the statement is not inconsistent with the information of which we are aware from our audit work on the financial statements.

Matters on which we are required to report by exception

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

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

Responsibilities of the Board

As explained more fully in the Statement of the Board's responsibilities set out on page 58, the Board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board is responsible for assessing the group and association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intends to liquidate the association or to cease operations, or has 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.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK). Those standards require us to comply with the Financial Reporting Council's Ethical Standard. 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.**

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

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

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

- We obtained an understanding of laws and regulations that affect the group and the association, focusing on those that had a direct effect on the financial statements or that had a fundamental effect on its operations. Key laws and regulations that we identified included the Co-operative and Community Benefit Societies Act, the Statement of Recommended Practice for registered housing providers: Housing SORP 2018, the Housing and Regeneration Act 2008, the Accounting Requirements for Registered Social Landlords General Determination (Wales) 2015, tax legislation, health and safety legislation, and employment legislation.
- We enquired of the Board and reviewed correspondence and Board meeting minutes for evidence of non-compliance with relevant laws and regulations. We also reviewed controls the Board have in place, where necessary, to ensure compliance.
- We gained an understanding of the controls that the Board have in place to prevent and detect fraud.
- We enquired of the Board about any incidences of fraud that had taken place during the accounting period.
- The risk of fraud and non-compliance with laws and regulations was discussed within the audit team and tests were planned and performed to address these risks. We identified the potential for fraud in the following areas: laws related to the construction and provision of social housing, recognising the nature of the group and association's activities and the regulated nature of the group and association's activities.
- We reviewed financial statements disclosures and tested supporting documentation to assess compliance with relevant laws and regulations discussed above.
- We enquired of the Board about actual and potential litigation and claims.
- We performed analytical procedures to identify any unusual or unexpected relationships that might indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud due to management override of internal controls we tested the appropriateness of journal entries and assessed whether the judgements made in making accounting estimates were indicative of a potential bias.

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

Use of the audit report

This report is made solely to the association's members as a body in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 2014 and Chapter 4 of Part 2 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body for our audit work, for this report, or for the opinions we have formed.

Menzies LLP

Menzies LLP
Statutory Auditor
5th Floor Hodge House,
114–116 St Mary Street,
Cardiff
CF10 1DY

Date: 30 July 2026

Association and Group Financial Statements 2026

Statement of Comprehensive Income for the Period 1 April 2025 to 31 March 2026

	Note	Group 2026 £'000	Group 2025 £'000	Association 2026 £'000	Association 2025 £'000
Turnover	2	68,802	66,328	68,781	66,307
Less: operating costs	2	(58,271)	(56,944)	(58,271)	(56,944)
Operating surplus		10,531	9,384	10,510	9,363
Surplus on revaluation of Investment properties	12	831	358	831	358
Surplus on sale of fixed assets	3	94	570	94	570
Interest receivable and similar income	4	97	350	97	350
Interest payable and similar charges	5	(3,603)	(4,052)	(3,603)	(4,052)
Surplus on ordinary activities before tax		**7,950**	**6,610**	**7,929**	**6,589**
Taxation on surplus on ordinary activities	7	-	-	-	-
Surplus on ordinary activities after tax		**7,950**	**6,610**	**7,929**	**6,589**
Re-measurement gain/(loss) recognised on defined benefit pension schemes	24	(900)	160	(1,060)	160
Total comprehensive income for the year		**7,050**	**6,770**	**6,869**	**6,749**
Total comprehensive income for the year attributable to:					
Association (parent company)		7,050	6,768	6,869	6,749
Non-controlling interests		0	2	0	0
Total comprehensive income for the year		**7,050**	**6,770**	**6,869**	**6,749**

The Group and Association's turnover and expenses all relate to continuing operations.

The financial statements on pages 66 to 104 were approved by the Board on 30 July 2026 and signed on its behalf by

Nick Beckett
Chair of the Board
30 July 2026

Lisa Pinney
Company Secretary
30 July 2026

Group statement of changes in reserves

	Share capital £'000	Income & expenditure account £'000	Total excluding non-controlling interest £'000	Non-controlling interest £'000	Total £'000
At 1 April 2024	2	139,482	**139,484**	(59)	139,425
Total comprehensive income					
Surplus for the year	-	6,608	**6,608**	2	6,610
Re-measurement gain recognised on defined benefit pension schemes	-	160	**160**	-	160
Total comprehensive income	-	6,768	**6,768**	2	6,770
At 31 March 2025	2	146,250	**146,252**	(57)	146,195
At 1 April 2025	2	146,250	**146,252**	(57)	146,195
Total comprehensive income					
Surplus for the year	-	7,950	**7,950**	-	7,950
Re-measurement loss recognised on defined benefit pension schemes	-	(900)	(900)	-	(900)
Adjustment relating to deferred income		(557)	(557)	-	(557)
Transfer from NCI to reserves	-	(57)	**(57)**	57	-
Total comprehensive income	-	6,436	**6,438**	-	6,493
At 31 March 2026	2	152,686	**152,688**	-	152,688

Nick Beckett
Chair of the Board
30 July 2026

Lisa Pinney
Company Secretary
30 July 2026

Association statement of changes in reserves

	Share capital £'000	Income & expenditure account £'000	Total £'000
At 1 April 2024	2	140,027	140,029
Total comprehensive income			
Surplus for the year	-	6,589	6,589
Re-measurement loss recognised on defined benefit pension schemes	-	160	160
Total comprehensive income	-	6,749	6,749
At 31 March 2025	2	146,776	146,778
At 1 April 2025	2	146,776	146,778
Total comprehensive income			
Surplus for the year	-	7,929	7,929
Re-measurement surplus recognised on defined benefit pension schemes	-	(1,060)	(1,060)
Total comprehensive income	-	6,869	6,869
At 31 March 2026	2	153,645	153,647

Nick Beckett
Chair of the Board
30 July 2026

Lisa Pinney
Company Secretary
30 July 2026

Statement of Financial Position at 31 March 2026

		Group		Association	
		2026	2025	2026	2025
	Note	£'000	£'000	£'000	£'000
Intangible fixed assets	8	957	1,141	957	1,141
Housing properties	9	263,728	225,307	263,728	225,307
Other tangible fixed assets	10	4,047	4,113	4,047	4,113
Investment in subsidiaries	11	-	-	425	425
Investment properties	12	8,683	7,852	8,683	7,852
		277,415	**238,413**	**277,840**	**238,836**
Current assets					
Stock	13	227	196	227	196
Trade and other debtors	14	6,697	6,331	6,697	6,331
Cash at bank and in hand	21	16,705	19,917	16,703	19,915
		23,629	**26,444**	**23,627**	**26,442**
Creditors: Amounts falling due within one year	15	(13,459)	(9,921)	(13,438)	(9,759)
Net current assets		10,170	16,523	10,189	16,683
Total assets less current liabilities		287,585	254,936	288,029	255,519
Creditors: Amounts falling due after more than one year	16	(134,445)	(108,165)	(133,930)	(108,165)
Provisions for liabilities and charges	17	(452)	(576)	(452)	(576)
Net assets		152,688	146,195	153,647	146,778
Capital and reserves					
Share capital		2	2	2	2
Income and expenditure account		152,686	146,250	153,645	146,776
Non-controlling interest		-	(57)	-	-
Total reserves		152,688	146,195	153,647	146,778

The financial statements on pages 66 to 104 were approved by the Board on 30 July 2026 and signed on its behalf by

Nick Beckett
Chair of the Board
30 July 2026

Lisa Pinney
Company Secretary
30 July 2026

Group Statement of Cash Flows for the Period 1 April 2025 to 31 March 2026

	Note	2026		2025	
		£'000	£'000	£'000	£'000
Net cash generated from operating activities	21		24,798		24,869
Tax paid		-		-	
Cash flow from investing activities					
Interest received	21	97		350	
Purchase of social housing properties	9	(50,406)		(40,538)	
Purchase of other tangible fixed assets	10	(253)		(246)	
Payments to acquire intangible fixed assets	8	(110)		(359)	
Receipt of non-revenue government grants	16	19,972		7,196	
Proceeds from sales of tangible fixed assets	3	94		570	
Net cash flow from investing activities			(30,606)		(33,027)
Financing activities					
Interest paid	21	(2,389)		(2,791)	
Drawdown of loan facility	16	29,386		59,306	
Repayment of finance lease facility	16	(1,051)		(1,021)	
Repayment of borrowings	21	(23,350)		(50,000)	
Net cash flow from financing activities			2,596		5,494
Decrease in cash and cash equivalents			(3,212)		(2,664)
Cash and cash equivalents at 1 April 2025			19,917		22,581
Cash and cash equivalents at 31 March 2026			**16,705**		**19,917**

Nick Beckett
Chair of the Board
30 July 2026

Lisa Pinney
Company Secretary
30 July 2026

Association Statement of Cash Flows for the Period 1 April 2025 to 31 March 2026

		2026		2025	
	Note	£'000	£'000	£'000	£'000
Net cash generated from operating activities	21		24,798		24,869
Tax Paid		-			
Cash flow from investing activities					
Interest received	21	97		350	
Purchase of social housing properties	9	(50,406)		(40,538)	
Purchase of other tangible fixed assets	10	(253)		(246)	
Payments to acquire intangible fixed assets	8	(110)		(359)	
Receipt of government grants	16	19,972		7,196	
Proceeds from sales of tangible fixed assets	3	94		570	
Net cash flow from investing activities			(30,606)		(33,027)
Financing activities					
Interest paid	21	(2,389)		(2,791)	
Drawdown of loan facility	16	29,386		59,306	
Repayment of finance lease facility	16	(1,051)		(1,021)	
Repayment of borrowings	21	(23,350)		(50,000)	
Net cash flow from financing activities			2,596		5,494
Decrease in cash and cash equivalents			(3,212)		(2,664)
Cash and cash equivalents at 1 April 2025			19,915		22,579
Cash and cash equivalents at 31 March 2026			**16,703**		**19,915**

Nick Beckett
Chair of the Board
30 July 2026

Lisa Pinney
Company Secretary
30 July 2026

Notes to the financial statements

for the year 1 April 2025 to 31 March 2026

Note 1 – Accounting policies

Statement of compliance

Trivallis is a registered society under Co-operative and Community Benefit Societies Act 2014 incorporated in Wales. Its registered office address is: Trivallis, Ty Pennant, Mill St, Pontypridd CF37 2SW.

The financial statements have been prepared in accordance with The Financial Reporting Standard applicable in the UK and Republic of Ireland ("FRS 102") as it applies to the financial statements of the Group for the year ended 31 March 2026. The financial statements comply with the Statement of Recommended Practice "Accounting by Registered Social Housing Providers" effective from 1 January 2019 ("the 2018 SORP") and The Accounting Requirements for Social Landlords General Determination (Wales) 2015.

The Board believes that Trivallis is a Public Benefit Entity as defined by FRS 102. A Public Benefit Entity is an entity whose primary objective is to provide goods or services for the general public, community or social benefits and where any equity is provided with a view to supporting the entity's primary objectives rather than with a view to producing a financial return to equity providers, shareholders or members.

Basis of preparation

The financial statements of Trivallis were approved by the Board on 30 July 2026. As outlined in the Board Report, the financial statements have been prepared on a going concern basis which the directors consider to be appropriate for the following reasons. The Group prepares and approves a 30-year business plan annually. The most recent business plan was approved by the Board. This includes an analysis of the impact of a series of severe but plausible adverse scenarios that could impact the plan. These impacts were measured against loan covenants, along with mitigating actions identified to reduce costs.

The Board, after reviewing the Group's budgets for 2026 and the Group's medium-term financial position as detailed in the 30-year business plan, is of the opinion that, taking account of severe but plausible downsides, the Group has adequate resources to continue to meet its liabilities over the period of 12 months from the date of approval of the financial statements (the going concern assessment period).

To reach this conclusion, the Board has considered the following factors:

- Rent and service charge receivable – a review was conducted on the rent and service charge policy in December 2025 to ensure long term sustainability in a changing economic and regulatory environment as well continued affordability to tenants. In September 2025 the Welsh Government announced a new rent policy which provided security over rent increases over the next 10 years.
- Maintenance costs – budget and business plan scenarios have been modelled to take account of cost increases, the impact of delays to planned improvement programmes and sensitivities have been included to understand potential future costs around decarbonisation and fire safety works.
- The Group's ability to withstand other adverse scenarios to various operational and economic risks such as higher interest rates and increases in the number of void properties, to understand the sensitivity and possible mitigations of future uncertainties.
- Liquidity – current available cash and unutilised loan facilities give significant headroom for committed expenditure and other forecast cash flows over the going concern assessment period.

The Board believes the Group has sufficient funding and expects the Group to be compliant with its loan covenants in the event of significant downside scenarios.

Consequently, the Directors are confident that the Group will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore have prepared the financial statements on a going concern basis.

The financial statements are prepared in Sterling which is the functional currency of the Group and rounded to the nearest £'000.

Basis of consolidation

The Group financial statements consolidate the financial statements of Trivallis and its subsidiaries as at 31 March each year.

Subsidiaries are consolidated from the date of acquisition. This is the date upon which the Group achieves control. This is defined as the power to govern the financial and operating policies of an entity to obtain benefits from its activities. Subsidiaries continue to be consolidated until the Group ceases to have control, with any minority interest of other shareholders removed in accordance with FRS 102.

Entities in which the Group holds an interest, and which are jointly controlled by the Group and one or more other ventures under a contractual arrangement are treated as joint ventures and accounted for using the equity method.

Entities other than subsidiary undertakings or joint ventures in which the Group has a participating interest and where the Group exerts significant influence are treated as associate companies and are accounted for using the equity method.

In the Association's financial statements, investments in associates, joint ventures and subsidiaries are accounted for at cost less impairment.

Critical accounting estimates and judgements

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for Statement of Comprehensive Income during the year. The Group based its estimates and assumptions on parameters available at the time the consolidated financial statements were prepared. Existing circumstances and assumptions about future developments may change due to market circumstances, legislation or other circumstances beyond the Group's control. Such changes are reflected in the assumptions and estimates when they occur.

The following judgements have had the most significant effect on amounts recognised in the financial statements.

Estimated useful lives of property, plant and equipment

At the date of capitalising tangible fixed assets, the Group estimates the useful life of the asset based upon management's judgement and experience. Due to the significance of capital investment to the Group, variances between actual and estimated economic lives could affect the Group's result positively or negatively.

Provisions

The estimate of the amount of the provision corresponds to the expenditure likely to be incurred by the Group to settle its obligation. If a reliable estimate cannot be made of the amount of the obligation, no provision is recorded, and the obligation is deemed to be a contingent liability. The estimates and assumptions that have a risk of causing an adjustment to the carrying value of the provisions within the next financial year are as follows:

- Short term employment benefits – the cost of employees' entitlement to outstanding leave at the balance sheet date.
- Insurance claims – the number of claims outstanding and estimates of settlement costs.
- Leased vehicles – frequency of accidental damage.
- Environmental warranty – changes to the interest rate applied to the provision calculation or the underlying cost of the potential liability.

Defined benefit pension scheme

Trivallis employees are eligible to join the Rhondda Cynon Taff County Borough Council Pension fund which is a local government scheme. This is a fully defined benefit scheme. The Group's defined benefit pension scheme's asset or liability, which is assessed each period by actuaries, is based upon key assumptions including discount rates, mortality rates, inflation, future salary costs and future pension costs. These assumptions individually or collectively may vary from actual outcomes. See note 24 for details.

Taxation and deferred taxation

Whilst Trivallis is treated as charitable for tax purposes, non-charitable activities are undertaken in Cardiff Bay Homes LLP. This creates a Group taxation charge and at each financial year end, judgement is required in determining the provision for Corporation Tax. The Group recognises liabilities for anticipated tax issues based upon the best estimates at the balance sheet date.

Where the final tax outcome of the above is different from the amounts which were initially recorded, such differences will impact the current tax and deferred tax provisions in the year in which such determination is made. The outcome of these tax items may give rise to material income and expenditure account and cash flow movements.

Intangible assets – computer software

The Group's only intangible assets comprise computer software and associated development costs. This is recognised at cost on acquisition. Computer software is amortised over five years.

Property, plant and equipment

Housing properties cost

Housing properties classified as property, plant & equipment are those let at a social rent. They are stated at cost less depreciation.

Housing properties are divided into four types. These are:

1. The properties purchased from Rhondda Cynon Taff County Borough Council on 10 December 2007 were capitalised at nil cost as the works required to bring them up to WHQS and maintain them at that level resulted in a negative valuation derived from the discounted cash flows over 30 years. Subsequent improvements and major works are capitalised at cost to enhance the economic benefit of the asset.
2. Purchased properties where cost is the cost of acquiring the property plus associated fees and works required to bring them into use.

3. New development where new homes are commissioned and built. The development cost of properties includes the following:
    - Cost of land and buildings.
    - Professional fees.
    - Management costs directly related to the development scheme.
    - Finance charges incurred during the development period are capitalised and added to the cost of completed housing properties based on the Group's net investment and its average borrowing costs during the year; and
    - Provision for the cost of work completed but not paid for at the year end.
4. Leasehold properties constructed as a result of the Cardiff Bay Homes LLP transaction. The capital cost of these properties includes the following:
    - Cost of land and buildings.
    - Professional fees.
    - Management costs directly related to the development scheme.
    - Finance charges incurred during the development period are capitalised and added to the cost of completed housing properties based on the directly attributable cost; and
    - Provision for the cost of work completed but not paid for at the year end.

The cost of housing properties includes directly attributable costs in bringing them into working condition for their intended use or developing new properties. Directly attributable costs are defined as: the labour costs of Trivallis employees arising directly from the construction or acquisition of property; and incremental costs that would have been avoided only if individual properties had not been constructed or acquired.

Any abortive costs incurred relating to developments that do not proceed are written off to the Statement of Comprehensive Income in the year identified as abortive.

Expenditure on existing housing properties is capitalised to the extent that it improves the economic benefit of the asset. Such enhancements can occur if the improvements result in either:

- an increase in rental income.
- a material reduction in future maintenance costs; or
- a significant extension to the life of the property.

Only main elemental improvements that meet these criteria are capitalised and these are depreciated over their estimated elemental life span, on a straight-line basis. Depreciation periods are shown below. All other costs are written off to the Statement of Comprehensive Income as incurred.

The sale of properties held for rent is shown in the Statement of Comprehensive Income as surpluses or deficits from the sale of fixed assets.

Depreciation

Freehold land

Freehold land is not depreciated.

Housing properties

Depreciation of buildings, excluding the improvements detailed below, is charged to write down the net book value to their estimated residual value on a straight-line basis over their useful economic lives to the business:

- All buildings are depreciated over 100 years.

Leasehold properties

Leasehold properties are depreciated over the remaining life of the lease at the date the properties are brought into use.

Improvements to housing properties

The main improvements capitalised are depreciated over their estimated elemental life span, on a straight-line basis over the following periods:

Kitchens	15 years	Solar panels	20 years
Bathrooms	25 years	Main gas supply	50 years
Central heating boilers	15 years	Doors	10 years
Whole house rewires	30 years	Lifts	25 years
New roofs	30–50 years	Door entry systems	20 years
Windows	30–40 years	Fire alarm sensors	25 years
Non-traditional property improvements	40 years	Fire evacuation systems	25 years
Fire sprinklers	25 years	Other	10–25 years
Fire – riser mains	40 years	Landscaping, groundworks and fencing	10–60 years

A cost threshold of £1,000 for capitalisation applies, though assets costing less than £1,000 may be grouped and capitalised if appropriate.

Other fixed assets

Depreciation is calculated to write off the cost of the fixed asset on a straight-line basis over its estimated useful life. The rates used are as follows:

Freehold buildings	40–50 years	Leased office improvements	Over the remaining life of the lease
Furniture, fixtures & fittings	10 years	Vehicles	4 years
Office equipment	5 years	Plant and tools	4 years
Leased property	Over the remaining life of the lease	Computer hardware	3 years

Investment properties

Properties held for the purpose of generating revenue or capital appreciation are classified as investment properties and held at fair value with changes in fair value taken directly to the Statement of Comprehensive Income. A desktop valuation is carried out internally using an appropriate BCIS index, with an external valuation being undertaken every four years.

Impairment of non-financial assets

An annual review for indicators of impairment to housing properties is carried out and, if appropriate, an annual impairment review in accordance with FRS 102 (S27) and the 2018 SORP is undertaken. The following indicators are used to determine whether impairment exists:

- Annual fall in house price index Jan-Dec in RCT exceeding 2.5%
- 3-month SONIA above or expected to rise above 7.5%
- Void loss more than 5%
- Bad debt loss more than 6%
- Reactive maintenance overspends more than 10%
- Component write offs more than 5% of housing property depreciation
- Actual or forecast covenant breach
- Forecast development overspends more than 20% without recourse
- Forecast development handover delays more than 6 months without recourse

Where there is impairment, fixed assets are written down to their recoverable amount and the write down is charged to the Statement of Comprehensive Income.

Cash Generating Units are defined according to the economic characteristics of the underlying assets. Properties transferred at zero from Rhondda Cynon Taff County Borough Council comprise a single cash generating unit. New build properties let at a commercial rent and new build properties let at social rents will comprise separate cash generating units, on a scheme-by-scheme basis.

Capitalised finance charges

Any finance charges directly attributable to the construction of tangible fixed assets are capitalised where material.

Assets received through non-exchange transactions

Assets received through non-exchange transactions (donations and legacies) are included in the Statement of Financial Position at fair value if this exceeds the Group capitalisation threshold.

Assets where the fair value cannot be reliably measured are not recognised in the Statement of Financial Position.

Where there are no future performance related conditions attached to the legacy or donation, the fair value of the asset is taken to income. When future performance related obligations apply the fair value of the assets received is only recognised in income when these are complied with.

Where revenue recognition criteria have not been complied with, the fair value of the asset is treated as deferred income.

Revenue recognition

Revenue is recognised to the extent that the Group obtains the right to consideration in exchange for its performance. Revenue is measured at the fair value of consideration received excluding discounts, rebates, VAT and other sales taxes or duty.

Where the consideration receivable in cash or cash equivalents is deferred and the arrangement constitutes a financing transaction, the fair value of consideration is measured as the present value of all future receipts using the imputed rate of interest.

Rental and service charge income is stated net of losses from voids.
Income in respect of services provided is recognised when the Group has fulfilled its contractual obligations.

Government grants

Government grants are defined in the 2018 SORP as "Assistance by government in the form of a transfer of resources to the entity in return for past or future compliance with specified conditions relating to the operating activities of the entity". Government means government, government agencies and similar bodies whether local, national or international.

Government grants are recognised when the Group has complied with the required conditions and there is certainty that the grant will be received.

Government grants relating to housing properties held at cost are accounted for using the accrual model and are amortised over the life of the related assets. The unamortised portion of grants received is held in the statement of financial position separately as deferred grant.

Where grant funded assets are disposed of and there is no requirement to repay the grant, the unamortised portion of the grant is released as income.

Grants repayable are accounted for using management's best estimate of the liability.

In line with the accruals model, revenue related grants are released to the Statement of Comprehensive Income over the period in which the related costs are recognised.

HFG is received over a 30-year period with interest receivable from the Welsh Government, on the total capital value of the grant, over that period. The net present value of the HFG receivable over the agreed payment term is recognised as a capital grant and a deferred debtor.

Upon receipt of the grant payments, the debtor decreases by the capital element and the difference between this, and the amount of grant received is credited to surplus or deficit in the Statement of Comprehensive Income as a contribution towards the financing cost of that scheme. The discount rate used for the net present value calculations is the same rate that applies to the associated borrowing to fund the housing assets.

The capital grant element of HFG previously received is deemed to be repayable upon disposal of a related housing asset.

Non-government grants

Grants received from non-government sources are accounted for using the performance model as follow:

- A grant which does not impose specified future performance requirements on the Group is recognised as revenue when the proceeds are received or receivable.
- A grant which imposes specified future performance related conditions is recognised as revenue only when the performance related conditions are met.
- A grant received before the revenue recognition criteria are satisfied is recognised as a liability.

Stocks

Stocks are stated at the lower of cost or net realisable value. Cost includes all costs incurred in bringing each item to its present location and condition. Net realisable value is based upon estimated selling price less any further costs expected to be incurred to completion and disposal.

Financial instruments

Trivallis has chosen to apply Sections 11 and 12 of FRS 102 in respect of financial instruments. Financial instruments include items such as trade receivables, trade payables and straightforward bank loans. All financial instruments are measured at amortised cost. Trade receivables and payables are classified as current assets or current liabilities and are measured at the undiscounted amount of cash expected to be paid or received.

Short term debtors and creditors

Short term debtors and creditors with no stated interest rate receivable and payable within one year are recorded at transaction price. Any losses from impairment are recognised in the Statement of Comprehensive Income in other operating expenses.

Financing transactions

Basic financial assets, where the arrangement constitutes a financing transaction, are measured at the present value of the future receipts discounted at a market rate of interest.

Public benefit entity concessionary loans

Public benefit entity loans are loans made or received by a public benefit entity or a member of a public entity group at an interest rate below that prevailing in the market. They are not repayable on demand and are made to further the objectives of the public benefit entity or the public benefit entity parent.

Public benefit entity loans made or received by the Group are recognised in the statement of financial position at the amount paid or received, together with accrued interest. Where a loan is irrecoverable, an impairment loss is recognised in the Statement of Comprehensive Income.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand and short-term deposits with an original maturity date of three months or less.

Interest bearing loans and borrowings

All interest-bearing loans and borrowings which are basic financial instruments are measured initially at fair value, including transaction costs and are measured subsequently at amortised cost using the effective interest rate method.

Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the Group. All other leases are classified as operating leases.

Assets held under finance leases are recognised initially at fair value of the leased asset (or if lower the present value of the minimum lease payments) at the inception of the lease. The corresponding liability to the lessor is included in the statement of financial position as a finance lease obligation. Lease payments are apportioned between finance charges and the reduction of the lease obligation to achieve a constant rate of return on the remaining balance of the liability. Finance charges are included in interest payable and similar charges in the Statement of Comprehensive Income. Assets held under finance leases are held in property, plant and equipment and are depreciated over the lesser of the lease term and the assets' useful economic life. They are assessed for impairment losses in the same way as owned assets.

Contingent rentals are recognised as an expense in the period in which they are incurred.

Lease payments under operating leases are charged to the Statement of Comprehensive Income on a straight-line basis over the lease term.

Lease incentives are recognised over the lease term on a straight-line basis.

Transaction costs relating to assets acquired under finance leases are added to the value of the amount recognised as an asset.

Where material, transaction costs relating to assets acquired under operating leases are recognised as an asset and amortised over the life of the lease.

Provisions for liabilities

A provision is recognised when the Group has a legal or constructive obligation because of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and that a reliable estimate can be made of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the obligation at the end of the reporting period, considering the risks and uncertainties surrounding the obligation.

Where the effect of the time value of money is material, the amount expected to be required to settle the obligations is recognised at present value using a pre-tax discount rate. The unwinding of the discount is recognised as finance cost in the Statement of Comprehensive Income in the period in which it arises.

A contingent liability is:

- a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the group; or
- a present obligation that arises from past events but is not recognised because it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation or the amount of the obligation cannot be measured with sufficient reliability.

Employee benefits

Short term benefits
Short term benefits, including holiday pay and other similar non-monetary benefits are recognised as an expense in the period in which the service is received.

Defined benefit pension scheme
Trivallis is a member of the Local Government Pension Scheme (LGPS), administered by Rhondda Cynon Taff County Borough Council ("RCTCBC"). The LGPS is a funded defined benefit scheme with benefits earned up to 31 March 2014 based upon final salary. Benefits earned after 31 March 2014 are based upon a Career Average Re-Valued Earnings Scheme.

Trivallis has carefully considered the extent to which a pension asset should be recognised under accounting standards, which require an entity to limit the measurement of a net defined benefit asset to the lower of the surplus in the defined benefit scheme and the asset ceiling.

The asset ceiling is defined to be the present value of the economic benefit available in the form of refunds from the scheme or reductions to future contributions. Under International Financial Reporting Interpretations Committee (IFRIC) guidance 14, a refund is available to an entity if the entity has an unconditional right to such a refund.

Management have made the judgement that Trivallis does not have the unconditional right to a refund and therefore has not recognised the pension asset, in line with relevant accounting standards. The surplus associated with the defined benefit pension scheme has not been recognised on the balance sheet as the balance is deemed to be irrecoverable.

The defined benefit obligation is calculated using the projected unit credit method. Annually, the Group engages independent actuaries to calculate the obligation. The present value is determined by discounting expected future payments using the market yields on high quality corporate bonds.

The net interest element is determined by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is recognised in the Statement of Comprehensive Income as interest payable and similar charges.

Actuarial gains and losses arising from experience adjustments are charged to other comprehensive income. These amounts, together with the return on plan assets, less amounts included in net interest payable, are disclosed as re-measurement of net defined benefit liability.

Reporting the substance of transactions in relation to the improvement of the properties

The Housing Stock was acquired from RCTCBC on an improved basis, simultaneously entering into a sub-contract (development agreement) to undertake a programme of improvement works on behalf of RCTCBC (known as a VAT Shelter).

FRS 102.2.8 which requires that transactions should be accounted for and presented in accordance with their substance and not merely their legal form, has been applied to the corresponding transactions. Expenditure under the development agreement is therefore accounted for as it is incurred, over 20 years, rather than as a transaction that took place legally on the date of transfer. The VAT on the initial transaction will be recovered over the 20-year period of the Development Agreement.

Taxation

Trivallis is treated as charitable for taxation purposes. This was confirmed by HM Revenue & Customs (HMRC) on 20 November 2007. Consequently, the surpluses derived from primary purpose charitable activities are outside the scope of corporation tax. This treatment is reviewed annually in line with the activities undertaken by Trivallis to ensure the exemption still applies.

Non-primary charitable activities undertaken in Trivallis, or its subsidiary companies are subject to corporation tax in line with applicable legislation. The accounting policies applied are as follows:

Current tax

Current taxation is recognised in respect of corporation tax payable in respect of the profits of current or past reporting periods, using the tax rates and laws that have been enacted or are substantively enacted by the reporting date.

Deferred tax

Deferred tax arises in respect of timing differences between taxable profits and accounting profits as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is recognised on all timing differences at the reporting date apart from the following exceptions. Unrelieved tax losses and other deferred tax assets are only recognised to the extent that it is probable that they will be recoverable against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using the tax rates and laws that have been enacted or are substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference.

Value Added Tax (VAT)
Trivallis is registered for VAT and charges VAT on some of its income and can recover part of the VAT it pays on expenditure. The financial statements include VAT on expenditure to the extent that it is not recoverable from HMRC. The balance of VAT payable or receivable at the end of the financial year is included as a current liability or asset as appropriate.

Related party transactions

Related parties are identified by the annual disclosure of interests exercise performed. All transactions with related parties are made at arm's length, on normal commercial terms and the related parties cannot use their position to their advantage.

Note 2 - Turnover, operating costs and operating surplus

Group

Note A	2026			2025		
	Turnover £'000	Operating costs £'000	Operating surplus £'000	Turnover £'000	Operating costs £'000	Operating surplus £'000
Social housing lettings (Note B)	67,489	(58,031)	9,458	65,893	(56,714)	9,179
Non-social housing activities	1,313	(240)	1,073	435	(230)	205
Total	68,802	(58,271)	10,531	66,328	(56,944)	9,384

Association

Note A	2026			2025		
	Turnover £'000	Operating costs £'000	Operating surplus £'000	Turnover £'000	Operating costs £'000	Operating surplus £'000
Social housing lettings (Note B)	67,489	(58,031)	9,458	65,893	(56,714)	9,179
Non-social housing activities	1,292	(240)	1,052	414	(230)	184
Total	68,781	(58,271)	10,510	66,307	(56,944)	9,363

Note 2 – Turnover, operating costs and operating surplus

Note B – association

	General needs £'000	Sheltered housing £'000	Non-social housing activities £'000	2026 Total £'000	2025 Total £'000
Income					
Rent receivable	53,366	3,101	1,232	57,699	55,601
Service charge income	533	1,340	34	1,907	1,862
Income for support services – Supporting People Grants	981	-	-	981	890
Government and other grants taken to income	7,307	-	-	7,307	7,300
Amortised government grant	451	-	-	451	341
Other social housing income	410	-	26	436	313
Turnover from social housing lettings	63,048	4,441	1,292	68,781	66,307
Costs					
Management costs	(21,945)	(1,084)	(228)	(23,257)	(22,458)
Services	(1,934)	(928)	(11)	(2,873)	(2,898)
Routine maintenance	(15,786)	-	-	(15,786)	(15,742)
Major repairs expenditure (exc. capital spend)	(4,000)	-	(1)	(4,001)	(3,784)
Bad debts	(239)	-	-	(239)	(209)
Depreciation of housing properties	(11,403)	-	-	(11,403)	(11,164)
Depreciation of other fixed assets	(319)	-	-	(319)	(301)
Depreciation of intangible fixed assets	(294)	-	-	(294)	(291)
Write off – tangible fixed assets	(99)	-	-	(99)	(97)
Operating costs on social housing	(56,019)	(2,012)	(240)	(58,271)	(56,944)
Operating surplus on social housing lettings	7,029	2,429	1,052	10,510	9,363
Rent loss due to voids (memorandum note)	(1,490)	(269)	(594)	(2,353)	(1,717)

Note 3 – surplus on sale of fixed assets

Group and association

	2026 £'000	2025 £'000
Proceeds from sale	94	603
Cost of sale	-	(33)
Total	**94**	**570**

Note 4 – interest receivable and similar income

	Group 2026 £'000	Group 2025 £'000	Association 2026 £'000	Association 2025 £'000
Investment income	97	350	97	350

Note 5 – interest payable and similar charges

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Loan interest and fees	3,356	3,839	3,356	3,839
Amortised transaction costs	154	139	154	139
Pension finance costs	93	74	93	74
Total	**3,603**	**4,052**	**3,603**	**4,052**

Note 6 – directors' emoluments and staff costs

	Group		Association	
	2026	2025	2026	2025
Directors' emoluments	£'000	£'000	£'000	£'000
The remuneration paid to the executive directors was:				
Emoluments (including benefits in kind but before pension contributions)	609	527	609	527
Payments for the service of interim directors	-	-	-	-
Termination payments	-	-	-	-
	609	**527**	**609**	**527**
Emoluments (excluding pension contributions) paid to the highest paid senior executive	155	153	155	153
Termination payments made to the highest paid senior executive	-	-	-	-
Number of paid directors in the year	**5**	**5**	**5**	**5**

The Chief Executive is not a member of the Trivallis defined benefit scheme with no enhanced or special terms applied to his membership and Trivallis made no contribution to any individual pension arrangement in respect of the Chief Executive.

Remuneration of £15,668 (2025: £13,686) was paid to the Group Board Chair. Board Members received expenses of £5,521 (2025: £6,255).

The emoluments of Directors, excluding pension contributions, were in the following ranges:

	Group	
	2026	2025
Full Year	No.	No.
£Nil*		
£0-£10,000	13*	14*
£10,001- £20,000	1*	1*
£20,001- £30,000	-	-
£30,001 – £40,000	-	-
£40,001 – £50,000	-	-
£50,001 – £60,000	-	1
£60,001 – £70,000	-	-
£70,001 – £80,000	-	-
£80,001 – £90,000	1	-
£90,001 – £100,000	-	1
£100,001+	4	3

* These figures relate to Board Members and include two co-optees to the Board as detailed on page 46. Executive Directors are not members of the Board.

	Group		Association	
Staff costs	2026	2025	2026	2025
Staff costs during the period:	£'000	£'000	£'000	£'000
Wages and salaries	16,006	15,673	16,006	15,673
Social security costs	2,045	1,564	2,045	1,564
Other pension costs (see Note 24)	1,505	2,117	1,505	2,117
Total staff costs	**19,556**	**19,354**	**19,556**	**19,354**

	Group		Association	
	2026	2025	2026	2025
	No.	No.	No.	No.
The average monthly number of staff – full time equivalent, comprising:				
Finance, HR, Corporate Service and Administration	96	94	96	94
Investment and Regeneration	39	39	39	39
Housing	229	223	229	223
Operatives	80	68	80	68
Total	**444**	**424**	**444**	**424**
Staff employed at year end – full time equivalent	450	430	450	430

Note 7 – Group taxation

	2026 £'000	2025 £'000
Current tax		
UK corporation tax	-	-
Adjustment in respect of previous period	-	-
Total current tax	-	-
Deferred tax		
Origination and reversal of timing differences	-	-
Adjustment in respect of previous periods	-	-
Tax on surplus for the period	-	-

	2026 £'000	2025 £'000
Reconciliation of effective rate		
Surplus on ordinary activities before tax	6,998	6,749
Profit multiplied by current rate of tax of 25%	1,750	1,687
Effects of		
Changes in tax rates		-
Adjustment in respect of previous period		-
Non-taxable surpluses (due to Charitable status)	(1,750)	(1,687)
Total current tax charge	-	-

Note 8 - Group and Association – Intangible Fixed Assets

	2026 Total £'000	2025 Total £'000
Cost		
At beginning of year	3,557	3,197
Additions during year	110	360
At end of year	3,667	3,557
Depreciation		
At beginning of year	2,416	2,125
Charge for year	294	291
At end of year	2,710	2,416
Net book value		
At end of year	**957**	**1,141**
At beginning of year	1,141	1,072

Note 9 – Group and Association Tangible Fixed Assets – Housing & other Properties

	Housing properties held for letting	Housing properties in the course of construction	2026	2025
			Total	Total
Cost	£'000	£'000	£'000	£'000
At beginning of year	316,063	14,231	330,294	290,558
Additions during year	20,352	30,054	50,406	40,535
Transferred to letting	11,863	(11,863)	-	-
Disposals during year	(1,143)	-	(1,143)	(467)
Impairment during year	(191)	-	(191)	(250)
At end of year	**346,944**	**32,422**	**379,366**	**330,294**
Depreciation				
At beginning of year	104,987	-	104,987	94,134
Charge for year	11,403	-	11,403	11,164
Depreciation on disposals	(660)	-	(660)	(179)
Depreciation on impairment	(92)	-	(92)	(132)
At end of year	**115,638**	**-**	**115,638**	**104,987**
Net book value				
At end of year	**231,306**	**32,422**	**263,728**	**225,307**
At beginning of year	**211,075**	**14,231**	**225,307**	**196,424**

Number of Units in General Management

	2026	2025
	No.	No.
General needs	10,056	10,041
Leased	613	615
Garages	1,595	1,604
Intermediate	116	100
Retail	53	53
Market rent	52	52
Properties managed by Trivallis	2	2
Total	**12,487**	**12,467**

Total additions to housing properties during the year include £21.0 million (2025: £22.8 million) of capitalised major repairs and component replacement expenditure.

Note 10 – Group and Association – Tangible Fixed Assets – Other

	Office premises £'000	Scheme equipment £'000	Vehicles & office equipment £'000	2026 Total £'000	2025 Total £'000
Cost					
At beginning of year	5,866	634	3,005	9,505	9,177
Additions during year	–	–	253	253	246
Transferred from Investment properties	–	–	–	–	82
At end of year	**5,866**	**634**	**3,258**	**9,758**	**9,506**
Depreciation					
At beginning of year	1,973	566	2,853	5,392	5,091
Charge for year	98	38	183	319	301
At end of year	**2,071**	**604**	**3,036**	**5,711**	**5,392**
Net Book Value					
At end of year	**3,795**	**30**	**222**	**4,047**	**4,112**
At beginning of year	3,893	68	152	4,113	4,085

Note 11 – Investments

	Group		Association	
	2026 £'000	2025 £'000	2026 £'000	2025 £'000
Porthcwlis Limited	-	-	50	50
Cardiff Bay Homes LLP	-	-	375	375
Total	**-**	**-**	**425**	**425**

Note 12 – Group and Association – Investment Properties

	2026 £'000	2025 £'000
At beginning of year	7,852	7,575
Transferred to Tangible fixed Assets – Other (note 10)	-	(81)
Surplus on revaluation	831	358
At end of year	**8,683**	**7,852**

Note 13 – Stock

Analysis of stock held:

	Group		Association	
	2026 £'000	2025 £'000	2026 £'000	2025 £'000
Maintenance consumables	227	196	227	196
Total	**227**	**196**	**227**	**196**

Note 14 – Debtors

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Amounts due within one year				
Arrears of rent	4,888	5,137	4,888	5,137
Less: Provision for bad and doubtful debts	(1,923)	(2,285)	(1,923)	(2,285)
	2,965	**2,852**	**2,965**	**2,852**
Staff car loans and other staff advances	32	33	32	33
Other debtors and prepayments	3,634	3,278	3,634	3,278
Total	**6,631**	**6,163**	**6,631**	**6,163**
Amounts due after one year				
Arrears of rent	233	299	233	299
Less: Provision for bad and doubtful debts	(167)	(131)	(167)	(131)
Total	66	166	66	166
Total Debtors	**6,697**	**6,331**	**6,697**	**6,331**

Note 15 – creditors: amounts falling due within one year

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Trade creditors	4,376	1,215	4,376	1,215
Prepayments of rents and service charges	1,185	1,056	1,185	1,056
Accruals and deferred income	6,080	6,533	6,059	6,371
Contractor retentions	1,222	476	1,222	476
Unamortised government grants	596	341	596	341
Other loans due within one year	-	300	-	300
Total	**13,459**	**9,921**	**13,438**	**9,759**

Note 16 – creditors: amounts falling due after one year

	Group		Association	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Bank loans	48,500	47,000	48,500	47,000
Other loans	17,142	12,306	17,142	12,306
Loan arrangement fees	(778)	(855)	(778)	(855)
Finance lease liability	19,519	19,433	19,519	19,433
Accruals and deferred income	515	-	-	-
Unamortised government grants	49,547	30,281	49,547	30,281
Total	**134,445**	**108,165**	**133,930**	**108,165**

Analysis of debt:

	Group		Association	
	2026 £'000	2025 £'000	2026 £'000	2025 £'000
Non instalment debts falling due after more than 5 years	35,000	54,432	35,000	54,432
Debt instalments falling due after more than 5 years	19,445	19,262	19,445	19,262
	54,445	**73,694**	**54,445**	**73,694**

Government grants – group and association

	2026 £'000	2025 £'000
At the beginning of the year	30,622	23,693
Amortisation of grants in the year	(451)	(341)
Grants received	19,972	7,269
At end of year	**50,143**	**30,622**

Lloyds and Principality loans are secured with fixed charges with M&G Trustees acting as Trustees over those charges.

The term of the loan for Principality ends in 2039. Other loans have repayment dates ranging from 2030 to 2035.

Loan arrangement fees relate to costs incurred setting up the bank loans and the finance leases and are amortised over the term of the loan.

During the year Trivallis extended the loan term of the £50m Lloyds Bank revolving facility from 5 years to 6 years to June 2030. In addition Trivallis also entered into 6 new interest free loan agreements totalling £5.59m with Welsh Government to acquire new land for future development schemes over 5 years.

Welsh Government loans previously drawn down for Graig Ddu and Ty Keir Hardy have been repaid during the year.

The finance lease obligation relates to an existing lease arrangement for units developed in prior years. The lease payments include annual increments linked to RPI and details of minimum lease payments are given in note 20.

Note 17 – Provisions for liabilities and charges

Group and Association	Insurance claims £'000	Leased vehicles £'000	Short term employment benefits £'000	Total £'000
Opening balance at 1 April 2025	141	150	285	576
Released unused	0	(72)	0	(72)
Provision utilised	(159)	(17)	(20)	(196)
New provision made	144	0	0	144
Closing balance at 31 March 2026	**126**	**61**	**265**	**452**

Insurance claims money set aside to cover the excess value of outstanding insurance claims.

Leased vehicles to cover damage to leased vehicles at the end of the lease term.

Short-term employment benefits the cost of employees entitlement to outstanding leave at the balance sheet date.

Note 18 – Financial instruments

	Group		Association	
	2026 £'000	2025 £'000	2026 £'000	2025 £'000
Financial instruments that are debt instruments measured at amortised cost				
Other debtors	3,466	5,064	3,446	5,064
Financial liabilities measured at amortised cost				
Bank loan	47,884	46,435	47,884	46,435
Other loans	17,142	12,606	17,142	12,606
Finance leases	19,353	19,271	19,353	19,271
Trade creditors	11,597	4,331	11,597	4,331
Other creditors	0	75	0	65

Other debtors include trade debtors/rent arrears net of the bad debt provision and other debtors. Prepayments have been excluded.

The bank loan and finance leases are stated net of amortised transaction costs as detailed in notes 15 & 16.

The finance lease relates to the lease of certain market and social rent housing stock.

Trade creditors relate to trade creditors, accruals and contractor retentions.

Note 19- Non-equity share capital

	2026 £	2025 £
At beginning of year	341	359
Issued during the year (unpaid)	-	-
Cancelled or redeemed during the year	(27)	(18)
At end of year	314	341

	2026 No:	2025 No:
Members who are tenants	301	328

The shares provide members with the right to vote at General Meetings, but the shares do not carry the right to dividend payments or distribution on winding up. Shares cancelled or redeemed are written back to reserves. All tenants who qualify are entitled to one share. There is no maximum number of shares that can be issued.

Note 20 – Commitments

Operating leases

	Group		Association	
	2026	2025	2026	2025
Minimum amounts payable as lessee	£'000	£'000	£'000	£'000
Within one year	1,269	1,285	1,269	1,285
Between two and five years	1,169	2,065	1,169	2,065
	2,438	3,350	2,438	3,350

	Group		Association	
	2026	2025	2026	2025
Minimum amounts receivable as lessor	£'000	£'000	£'000	£'000
Within one year	72	85	72	85
Between two and five years	60	133	60	133
	132	218	132	218

Finance leases

	Group		Association	
	2026	2025	2026	2025
Minimum amounts payable as lessee	£'000	£'000	£'000	£'000
Within one year	1,051	1,021	1,051	1,021
Between two and five years	4,569	4,408	4,569	4,408
In more than five years	37,300	37,872	37,300	37,872
	42,920	43,301	42,920	43,301

Group and Association Capital commitments

	2026 £'000	2025 £'000
Amount of contracts for capital expenditure, not yet provided for	11,051	29,009
Amounts of capital expenditure approved by the Board but not contracted for:		
· 20 year VAT Shelter capital expenditure to 2028 (additional 5 yrs from 2023–28)	37,989	54,337
· Non VAT shelter capital expenditure to the end of the gap funding period in FY36/37	221,956	326,390

The comparative figure has been restated to reflect the revised basis of disclosure, being the change from non VAT shelter capital expenditure over a 30-year period to non VAT shelter capital expenditure through to the end of the gap funding period in FY36/37.

Capital commitments identified will be financed by the ongoing rental income streams from the housing stock, gap funding of £7.3 million per annum from the Welsh Government, and a £50 million revolving credit facility with Lloyds Bank and further funding.

Note 21 - Notes to the Group cashflow statement

a. Reconciliation of operating surplus to net cash inflow from operating activities	Group		Association	
	2026 £'000	2025 £'000	2026 £'000	2025 £'000
Operating surplus	10,531	9,384	10,510	9,384
Depreciation of housing properties	11,403	11,164	11,403	11,164
Depreciation of other fixed assets	319	301	319	301
Amortisation of intangible fixed assets	294	291	294	291
Assets written off/disposed of	582	406	582	406
Amortisation of government grants	(451)	(341)	(451)	(341)
Post employment benefits less payments	(900)	100	(1,060)	100
Movement in provisions	(124)	(41)	(124)	(41)
Decrease/(increase) in inventories	(31)	9	(31)	9
Movement in deferred income	(557)	(21)	0	(21)
Increase in debtors	(366)	(168)	(366)	(168)
Increase in creditors	4,098	3,785	3,722	3,785
Net cash inflow from operating activities	24,798	24,869	24,798	24,869

b. Free cashflow

	Group 2026 £'000	Group 2025 £'000	Association 2026 £'000	Association 2025 £'000
Net cash inflow from operating activities	24,798	24,869	24,798	24,869
Interest paid	(2,389)	(2,791)	(2,389)	(2,791)
Interest received	97	350	97	350
Taxation paid	-	-	-	-
	22,506	**22,428**	**22,506**	**22,428**
Adjustments for reinvestment in properties				
Development and component replacements	(50,406)	(40,535)	(50,406)	(40,535)
Purchase of other replacement fixed assets	(363)	(606)	(363)	(606)
	(50,769)	(41,141)	(50,769)	(41,141)
Free cash consumed before loan repayments	(28,262)	(18,713)	(28,262)	(18,713)
Drawdown of loan facility	29,386	59,306	29,386	59,306
Loans repaid (excluding revolving credit and overdrafts)	(23,350)	-	(23,350)	-
Free cash consumed after loan repayments	**(22,226)**	**40,593**	**(22,226)**	**40,593**

c. Analysis of net debt

	Cash at bank and in hand £'000	Loans due in less than 1 year £'000	Loans due in more than 1 year £'000	Total net debt £'000
Group				
At 1 April 2025	19,917	(300)	(77,884)	(58,267)
Net cashflows	(3,212)	300	(4,985)	(7,897)
Non-cash changes	0	0	(1,511)	(1,511)
At 31 March 2026	16,705	0	(84,380)	(67,675)
Association				
At 1 April 2025	19,915	0	(77,884)	(57,969)
Net cashflows	(3,212)	300	(4,985)	(7,897)
Non-cash changes	0	0	(1,511)	(1,511)
At 31 March 2026	16,703	300	(84,380)	(67,377)

22. Related party transactions

RCTCBC is a party to the Transfer Agreement that established the Group and holds the right to nominate up to two members to the Board. Two council representatives served as members during the year.

Rhondda Cynon Taff Pension Fund is considered to be a related party as a defined benefit pension provider for Trivallis. Details about transactions with the Pension Fund are included in note 24 to the accounts.

Key management personnel

The Board and Executive Management Team are considered to be key management personnel, together with the Directors of subsidiary companies. The remuneration for these individuals is disclosed in note 6 to the accounts.

23. Group and Association VAT shelter / Development agreement

Trivallis entered into a VAT shelter co-incident with the date of transfer of the housing stock from RCTCBC, to carry out an agreed schedule of refurbishment works to the properties. The value of these works was £359 million. The cost to RCTCBC of contracting for these works to be undertaken was offset against an equal increase in the purchase price of the stock paid by Trivallis. This transaction is not reflected in the financial statements in accordance with FRS 102, reporting the substance of transactions over the legal form.

At the time of the agreement, the expected time frame to complete the first cycle refurbishment works to the housing stock transferred, was 15 years. However, these works are ongoing and are expected to be near completion by 2028. We have provided written notification to HMRC that we anticipate VAT Shelter works to continue for a further 5 years and this has been accepted by HMRC with no reservations. As such, the original time frame has been extended and as detailed in Note 20, it is envisaged that there will be a further £76 million expenditure on qualifying works over the additional 5 years. The works contracted will be recognised as they are undertaken, in accordance with the accounting policy for major, cyclical and responsive repairs. In the event Trivallis does not complete the work specified, the development agreement may be terminated at no financial loss to Trivallis.

24. Group and Association pensions

Introduction

The disclosures below relate to the funded liabilities within the Rhondda Cynon Taf Pension Fund (the "Fund") which is part of the Local Government Pension Scheme (the "LGPS").

The LGPS is a funded defined benefit plan with benefits earned up to 31 March 2014 being linked to final salary. Benefits after 31 March 2014 are based on a Career Average Revalued Earnings scheme. Details of the benefits earned over the period covered by this disclosure are set out in 'The Local Government Pension Scheme Regulations 2013' and 'The Local Government Pension Scheme (Transitional Provisions, Savings and Amendment) Regulations 2014'.

Funding/Governance arrangements of the LGPS

The funded nature of the LGPS requires participating employers and its employees to pay contributions into the Fund, calculated at a level intended to balance the pension liabilities with investment assets. Information on the framework for calculating contributions to be paid is set out in the LGPS Regulations 2013 and the Fund's Funding Strategy Statement. The last actuarial valuation was 31 March 2025 and the contributions to be paid until 31 March 2026 resulting from that valuation are set out in the Fund's Rates and Adjustment Certificate.

The Fund Administering Authority, Rhondda Cynon Taf County Borough Council is responsible for the governance of the Fund.

Assets

The assets allocated to the Employer in the Fund are notional and are assumed to be invested in line with the investments of the Fund for the purposes of calculating the return over the accounting period. The Fund holds a significant proportion of its assets in liquid investments. As a consequence, there will be no significant restriction on realising assets if a large payment is required to be paid from the Fund in relation to an employer's liabilities. The assets are invested in a diversified spread of investments and the approximate split of assets for the Fund as a whole (based on data supplied by the Fund Administering Authority) is shown in the disclosures.

The Fund Administering Authority may invest a small proportion of the Fund's investments in the assets of some of the employers participating in the Fund if it forms part of their balanced investment strategy.

Risks associated with the Fund in relation to accounting

Asset volatility

The liabilities used for accounting purposes are calculated using a discount rate set with reference to corporate bond yields at the accounting date. If assets underperform this yield this will create a deficit in the accounts. The Fund holds a significant proportion of growth assets which while expected to outperform corporate bonds in the long term creates volatility and risk in the short term in relation to the accounting figures.

Changes in bond yield

A decrease in corporate bond yields will increase the value placed on the liabilities for accounting purposes although this will be marginally offset by the increase in the assets as a result (to the extent the Fund invests in corporate bonds).

Inflation risk

The majority of the pension liabilities are linked to either pay or price inflation. Higher inflation expectations will lead to a higher liability value. The assets are not perfectly correlated with inflation meaning that an increase in inflation will increase the deficit.

Life expectancy

The majority of the Fund's obligations are to provide benefits for the life of the member following retirement, so increases in life expectancy will result in an increase in the liabilities.

Existing employers

Employers who leave the Fund (or their guarantor) may have to make an exit payment to meet any shortfall in assets against their pension liabilities. If the employer (or guarantor) is not able to meet this exit payment the liability may in certain circumstances fall on the other employers in the Fund. Further the assets at exit in respect of 'orphan liabilities' may, in retrospect, not be sufficient to meet the liabilities. This risk may fall on other employers. 'Orphan liabilities' are currently a small proportion of the overall liabilities in the Fund.

Future contributions

Regular employer contributions to the fund for the year ending 31 March 2026 are estimated to be £2,718,931. In addition, strain on fund contributions may be required. Strain costs apply when an employee accesses their pension fund earlier than their normal retirement date.

Assumptions

Principal financial assumptions

The latest full actuarial valuation of the fund took place on 31 March 2025. The principal assumptions used by the independent qualified actuaries in updating the latest valuation of the fund for FRS 102 purposes were:

	31 March 2026 (%pa)	31 March 2025 (%pa)
CPI inflation	2.8	2.5
Rate of general long-term increase in salaries	4.1	3.8
Rate of increase to pensions in payment	2.8	2.5
Rate of increase to deferred pensions	2.8	2.5
Discount rate	6.2	5.8

Principal demographic assumptions

Post retirement mortality	**31 March 2026**	**31 March 2025**
Males Base table	Standard SAPS normal health all amounts (S1NMA)	Standard SAPS normal health all amounts (S1NMA)
Scaling to above base table rates	100%	100%
Cohort improvement factors (from 2007)	CM12012	CM12012
Future lifetime from age 65 (currently aged 65)	21.7	20.9
		21.8
Future lifetime from age 65 (currently aged 45)	22.5	
Females Base table	Standard SAPS normal health all amounts (S1NFA)	Standard SAPS normal health all amounts (S1NFA)
Scaling to above base table rates	95%	95%
Cohort improvement factors (from 2007)	CM12012	CM12012
Future lifetime from age 65 (currently aged 65)	24.4	23.7
Future lifetime from age 65 (currently aged 45)	25.2	24.8

The mortality assumptions are based upon actual mortality experience of members within the Fund based on analysis carried out as part of the 2025 valuation and allow for future mortality improvements. Sample life expectancies at age 65 resulting from these mortality assumptions are shown above.

Trivallis employs a building block approach in determining the rate of return on fund assets. Historical markets are studied and assets with higher volatility are assumed to generate higher returns consistent with widely accepted capital market principles.

The asset split is set below:

	Asset split at 31 March 2026 (%)	**Asset split at 31 March 2025 (%)**
Equities	66.3	65.1
Property	5.8	6.1
Government bonds	10.4	10.9
Corporate bonds	14.4	14.7
Other	2.9	2.7
Cash	0.2	0.5
Total	100	100

The overall expected rate of return on assets is derived by aggregating the expected rate of return for each asset class over the actual asset allocation for the fund as at 31 March 2025.

Reconciliation of funded status to Balance Sheet – Group and Association	Value as at 31 March 2026 (£'000)	Value as at 31 March 2025 (£'000)
Fair value of assets	119,550	104,280
Present value of funded liabilities	(70,590)	(64,740)
Net pension surplus	**48,960**	**39,540**

Analysis of charge in the Income and Expenditure Account – Group and Association	For year ended 31 March 2026 (£'000)	For year ended 31 March 2025 (£'000)
Current service cost	1,640	2,290
Past service costs	90	-
Interest cost	(70)	60
Total	**1,660**	**2,230**

Changes to the present value of the defined benefit obligation	For year ended 31 March 2026 (£'000)	For year ended 31 March 2025 (£'000)
Opening present value of liabilities	64,740	74,970
Current service cost	1,640	2,290
Interest expense on defined benefit obligation	3,720	3,580
Contributions by participants	1,060	990
Actuarial gains on scheme liabilities *	(1,040)	(14,960)
Net benefits paid out #	(2,520)	(1,700)
Actuarial (gains) / losses under demographic assumptions	720	(560)
Actuarial (gains) / losses due to liability experience	2,180	130
Past service costs	90	-
Closing present value of liabilities	**70,590**	**64,740**

* Includes changes to the actuarial assumptions.

\# Consists of net cash-flow out of the fund in respect of the employer, excluding contributions and any death in service lump sums paid, and including an approximate allowance for the expected cost of death in service lump sums.

Changes to the fair value of assets during the year	For year ended 31 March 2026 (£'000)	For year ended 31 March 2025 (£'000)
Opening fair value of assets	104,280	101,650
Interest income on assets	6,080	4,920
Actuarial (losses) / gains on assets*	8,090	(3,970)
Contributions by the employer	2,560	2,390
Contribution by participants	1,060	990
Net benefits paid out #	(2,520)	(1,700)
Closing fair value of assets	**119,550**	**104,280**

* Includes changes to the actuarial assumptions.

\# Consists of net cash-flow out of the fund in respect of the employer, excluding contributions and any death in service lump sums paid, and including an approximate allowance for the expected cost of death in service lump sums.

Actual return on assets	For year ended 31 March 2026 (£'000)	For year ended 31 March 2025 (£'000)
Interest income on assets	6,080	4,920
Actuarial gains on assets	8,090	(3,970)
Actual return on assets	**14,170**	**950**

Analysis of amount recognised in the Other Comprehensive Income ("OCI")	For year ended 31 March 2026 (£'000)	For year ended 31 March 2025 (£'000)
Total actuarial gains/(loss)	(900)	160
Total gain/(loss)	**(900)**	**160**

25. Subsidiary undertakings

The Board considered Trivallis to be the ultimate parent undertaking of Porthcwlis Limited, a company limited by guarantee, which is dormant. Trivallis is also the ultimate parent of Cardiff Bay Homes LLP, owning 98% directly, with the remaining 2% owned by Porthcwlis Limited.

Trivallis.

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This document is available in Welsh.