Keniston

Smaller

Caring

Big enough to make a difference

Annual report to residents 2025-26

www.kenistonha.co.uk

A message from our Chair and CEO

Jonathan Card, *Chief Executive* and **Peter Brown**, *Board Chair*

KENISTON, as in previous years, continues to focus on our core purpose – to keep all our homes in a safe, secure and well-maintained condition, with responsive services that meet our residents' priorities, in line with our values. A key test of how well we are achieving this is the two-yearly Tenant Satisfaction Measure survey, carried out in late 2025. We were delighted and proud that our high scores from the last survey in 2023 were maintained, with an overall 89% satisfaction with our services. This is marginally down from the previous 90%, but remains an excellent achievement, comparing well with our peers.

We were also pleased that in several key areas satisfaction levels have increased – most strikingly an increase of nearly 20% in satisfaction with how we deal with complaints. Other scores that increased were the repairs service, listening and acting, keeping tenants informed, contribution to the neighbourhood, and dealing with anti-social behaviour. We also achieved an increase in our Net Promoter Score – a measure of how likely our residents are to recommend Keniston to others. These results tell us that we are continuing to broadly meet the expectations of our residents, which is good to hear, and important feedback to all: staff, Board members and contractors. At the same time, we are equally focused on where we are not delivering satisfaction, and we use all the survey results as the basis for local conversations at each estate and scheme across the year, to pick up and address concerns.

Alongside the Tenant Satisfaction Survey, we have a range of other opportunities to engage with Keniston residents and to help the organisation understand what is important to them. Our Resident Panel is a valuable sounding board, and we encourage and support

Board Chair Peter Brown (left) and Chief Executive Jonathan Card.

new members. We also seek feedback on completion of repairs and improvements. Where this feedback is good, it's a great motivator to know we are making a positive difference, and where not so good, it helps Keniston to work out how to do it better next time. Thanks to all who take the time and effort to share their feedback.

We continue to work hard to keep a bond of trust in us as a landlord. We fully recognise our accountability to our residents, and continue to support those who choose to use our complaints procedure to raise any concerns.

Keeping our homes healthy to live in and free from hazards such as damp and mould is paramount, and we closely scrutinise our performance in this area.

During the year, we have continued to develop our plans to keep all our homes fit for the future as the world moves towards a low-carbon future.

Our priority is to look after the interests of Keniston residents and our existing homes, but we recognise there is also an acute need for more excellent quality social housing. During the year, we have continued to work to bring forward our plans for 26 new social homes within the Darrick Wood estate and we are working towards construction starting later in 2026.

Overseeing Keniston's strategic direction is our Board of directors, currently comprising nine individuals drawn from a range of backgrounds. During the year, Emma Keegan stepped down as Chair at the end of her six-year term and, following an open recruitment process, we welcomed Peter Brown as the new Chair in October. Longstanding members Lucy Worrall and Sally Rice also stepped down at the end of their terms, and Mariola Viegas became Chair of our Asset & Development Committee. This committee continues to have a key role in overseeing investment to maintain the high quality of our existing homes, while at the same time bringing forward our growth plans.

Keniston's staff are a key asset, and staff wellbeing is important. Our experienced and committed staff team help greatly in providing good landlord services.

As always, a key role for our Board is to oversee our approach to risk management. The world around us continues to present Keniston with many constantly evolving risks. We aim to manage these risks realistically and with appropriate measures to protect the organisation. Each Board meeting assesses current risks and updates our approach to managing them.

In addition, our Audit & Risk Committee monitors how we manage risk, including an in-depth look at selected risk areas each meeting. Building our new development at Darrick Wood – for a smaller organisation reliant on external expertise – brings a new set of risks to which we need to be alert.

We are working to implement our equality, diversity and inclusion strategy and policy. During the year, this included training on inclusive recruitment, followed by a focus on communication.

1 About Keniston

WE ARE a non-profit-making housing association, providing low-cost social housing for people in need of a home.

We provide **628** general needs, **184** sheltered housing and **32** leasehold properties, of all sizes, on estates across the London boroughs of Islington, Southwark, Lambeth, Bromley, Bexley and Croydon, and also in Crawley.

2 Lettings

WE LET 28 homes during the year (previous year, 28). Our average re-let time was **14 days** (previous year, 16 days) – ahead of our 16-day target.

We helped **three** households transfer within Keniston, housed **three** direct applicants and completed **seven** mutual exchanges (previous year, nine).

Our new home survey was completed by **32** new residents (including people making mutual exchanges) between April 2025 and the end of March 2026.

- **100%** agreed Keniston's staff were polite and helpful throughout the process.
- **97%** agreed Keniston kept them up to date with relevant information during the allocation period.
- **97%** agreed we provided enough information about the property and its immediate location.
- **94%** agreed they were given a reasonable amount of time from receiving the offer to the tenancy commencement date.

A new resident told us:

"The Housing Officer was very nice and helpful during the process."

Our lettings performance *Average letting (days)*	Keniston 2024-25	Keniston 2025-26	Other small HAs 2024-25	Keniston target 2025-26
General needs	15	13	43.6	16
Housing for older people	16	15	24.5	16

3 TSM survey

OUR LATEST Tenant Satisfaction Measures survey was carried out in late 2025. We are pleased to share that overall satisfaction with our services remains high at **89%** – well within the top quarter of housing associations.

Your overall experience: You continue to tell us that you value our prompt repairs, friendly staff and clear communication.

Property services: In all, **90%** were satisfied their home was well maintained, **91%** with a repair done in the past 12 months and **92%** with how long it took, while **88%** felt their home was safe.

Damp and mould: In total, **39** residents reported problems with damp and mould, but 14 had not yet told us. Our Property Services team followed up on the issues reported.

Housing services: In all, **86%** were satisfied with their communal areas. Satisfaction with our handling of anti-social behaviour rose to **68%**, but this is still an area where we want to improve.

Cost-of-living worries: One in 10 respondents told us they are struggling with day-to-day bills. Our Rent Income Officers contacted residents who provided details, to offer their support.

Engagement/communication: In all, **90%** were satisfied Keniston is easy to deal with, **87%** that they are treated fairly and with respect, **89%** that they are kept informed, **82%** that we listen and act.

Where we can improve: We are now focusing on anti-social behaviour, improving repairs and maintenance, better communal cleanliness, and local issues such as fly tipping, parking and facilities for children. We have been taking these issues up at resident meetings.

4 Estate services

Estate improvements

AROUND OUR schemes and estates, we used funds from our Better Homes, Better Neighbourhood fund to:

- refurbish and replace outdoor benches
- repair CCTV cameras to deter anti-social behaviour
- replace estate signs/noticeboards
- add planting and improve landscaping
- improve boundary walls
- provide a record player for sheltered lounge
- donate towards the cost of a new intercom system
- remove trees and provide a skip
- make hard landscaping improvements, including railings to help prevent anti-social behaviour
- install insect-o-cutors in refuse bin stores, to help reduce insect problems, and
- provide equipment for a community garden.

Estate satisfaction

WE CARRIED out **six** estate satisfaction surveys.

Estate satisfaction scores

Bickley	100%
Darrick Wood flats	100%
Darrick Wood sheltered	100%
Tarling Close	90%
Darrick Wood houses	87%
Merrow Street	77%

Satisfaction results for Merrow Street were lower than we would have liked, reflecting residents' concerns about the security of their homes. In response, we have installed an entryphone system.

To keep service charge increases to a minimum, this was part-funded through our Better Homes, Better Neighbourhood budget.

Residents told us:

"Thank you for everything you are doing to maintain this lovely area and making it a nice living space."

"I have been living here for four years and I have never seen a cleaner and greener environment like this before. It's an amazing place to live."

"Keniston are a great housing organisation that put the most important priorities first for the wellbeing of the community."

"Before Keniston, we had one feeble light for the 10 garages. If you parked your car at night, you could not see. Now it's like Blackpool Illuminations! Much safer for old women at night and in the winter!"

Anti-social behaviour

WE RECORDED 63 anti-social behaviour cases (previous year, 87). For the purpose of comparison with other landlords, this equates to 75 cases per 1,000 homes.

There were **no** reported hate incidents (one in the previous year).

The decrease in cases came after we increased our Housing Officers from two to three, making their patches smaller.

We continue to see cases involving drug and alcohol misuse, where support is lacking or where the resident refuses to engage. We work closely with the Police, social services and other agencies such as mediation services to help us resolve cases.

We carried out **two** housing management evictions.

Eight cases remained open at the end of March 2026, including one where we are considering legal action. In seven cases, we were working with all involved for the best solution. This might include mediation, or involving agencies such as social services or mental health teams.

5 Complaints

WE CONTINUE to receive a low volume of complaints. During the year, we received **14** complaints at Stage 1 (previous year, 21) and **two** at Stage 2 (previous year, four).

For the purpose of comparison with other landlords, this equates to **16.6** complaints at Stage 1 (previous year, 24.9) and **2.4** at Stage 2 (previous year, 3.6) per 1,000 homes.

Six additional complaints were withdrawn after we made early contact to resolve things.

Stage 1 complaints

There were **seven** complaints about housing management, which involved:

- discretionary succession
- garden trespass
- two subject access requests
- being refused for rehousing, and
- two neighbour nuisance cases.

Two cases were about staff conduct.

There were **five** cases about repairs, which involved:

- a leak
- repairs reported to the Housing Ombudsman, that had not been reported to us
- bed bugs
- delays in completing a new bathroom, and
- a gas safety check.

Of the 14 stage one complaints, we upheld one case, partially upheld three and did not uphold the remainder.

Stage 2 complaints

We received **two** complaints at Stage 2, one about housing management and one about repairs. None of the decisions changed from Stage 1.

Two further cases were withdrawn after initially wanting to go to Stage 2.

In one of these, we raised the amount of compensation paid.

What we learned

- We should make sure we keep comprehensive file notes to help us assess issues clearly.
- Keeping the resident well informed at all times can prevent escalation.
- Considering appropriate compensation at an earlier stage may prevent escalation.
- Reviewing a decision from Stage 1, when a resident wishes to escalate, can prevent escalation.

As required by the Housing Ombudsman, our Annual Complaints Performance and Service Improvement Report for 2025-26 was approved by our Board and can be found on our website, in the complaints section.

Statement by Stephen Hoad

Board member responsible for complaints

IN MY ROLE as Board member responsible for complaints, I have maintained active oversight of Keniston's complaints handling performance throughout the past year, with a particular focus on governance, transparency and continuous improvement.

Over the reporting period, I have been encouraged by the high level of engagement demonstrated by the Keniston team, both operationally and at a strategic level. There is clear evidence of a culture that promotes openness, early resolution and learning from complaints, rather than viewing them purely as a compliance exercise.

Quarterly review meetings with the Operations Director have provided a platform to review complaint trends, review individual cases in detail and challenge decision-making where appropriate. These sessions have been supported by comprehensive and transparent reporting, enabling effective oversight and ensuring that the root causes of complaints are understood and addressed.

In addition, complaints performance has been regularly reported to the Board, with clear and accessible information provided in advance. This has ensured that complaints handling is subject to appropriate governance and collective scrutiny at the highest level of the organisation.

I have also observed elements of the complaints process directly, including Stage 2 complaint hearings, which have been conducted in a fair, structured and resident-focused manner. The approach taken demonstrates a strong commitment to procedural integrity and reinforces confidence in the organisation's ability to handle complex or escalated concerns.

Importantly, I have seen a continued emphasis on transparency in communication with residents, including proactive updates, clear explanations of decisions and appropriate consideration of compensation where service standards have not been met. This approach has helped reduce escalation and build trust with residents.

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6 Repairs and maintenance

Repairs numbers

WE CARRIED OUT 2,817 repairs. Of these, 2,529 were day-to-day repairs and we completed **98.2%** (97.2% last year) of them on time against a target of 97%.

The remaining 288 repairs were for voids, for servicing or formed part of our planned maintenance programme.

Our repairs performance	Keniston 2024-25	Keniston 2025-26	Other small HAs 2025-26	Keniston target 2025-26
Repairs fixed on first visit	93.8%	93.3%	94.8%	90%
Repairs completed on time	98.8%	97%	97.7%	97%
Average days to complete responsive repairs	7.5 days	8.2 days	No longer compared	6.5 days
Cost per property – responsive repairs and empty homes	£1,049	£936	£1,176	Not applicable
Cost per property – major and cyclical works	£1,914	£1,592	£1,685	Not applicable

Repairs satisfaction

SATISFACTION WITH repairs was **90.4%** against a target of 95% (previous year, 91.7%). We measure this figure from both text and paper responses received. We encourage our residents to respond to the satisfaction questionnaire with any supporting information to help identify where they believe we fall short in our service delivery.

We completed **93.3%** of repairs in one visit (previous year, 93.8%), against a target of 90%. We work with our contractors, to minimise inconvenience to residents and to raise resident satisfaction.

Spending on repairs and maintenance

THE AVERAGE COST per property of day-to-day repairs was **£649** (previous year, £689).

This was a welcome fall after inflation had pushed up costs significantly in the previous year.

We continued working with our contractors to manage costs and negotiate prices where possible.

Empty homes

We spent **£254,830** on repairs to empty homes (a reduction from the previous year, when it was £291,701). Costs do vary from year to year, depending on the condition homes are left in by the previous tenants.

Planned maintenance, redecorations and home adaptations

We also spent:

- **£1,130,425** on major component renewals to 328 homes
- **£162,606** on external decorations to 199 homes
- **£22,328** on improvement works under the Better Homes, Better Neighbourhood initiative, and
- **£23,793** on adapting 31 homes to make them more suitable for people living with disabilities.

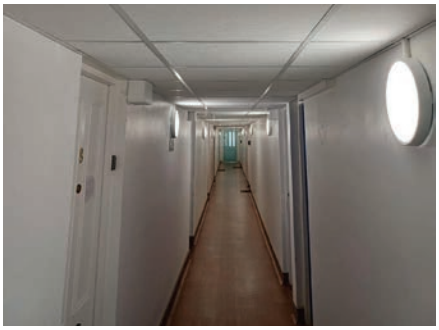
Major works and redecorations

WE WERE PLEASED residents were highly satisfied with the work we completed during the year.

Satisfaction surveys are sent to all residents involved, with the results circulated to Keniston staff and contractors, and published on our website.

Satisfaction with estate works

Darrick Wood sheltered scheme kitchens	100%
Bickley and Merrow Street bathrooms and kitchens	100%
Lyham Road cyclical decoration	100%
Darrick Wood cyclical redecorations	99%
Silver Court gas main replacement works	99%
Darrick Wood heating upgrades	98%
Dromore cyclical redecorations	92%



Health and safety

DURING THE YEAR, we carried out:

- **11** asbestos inspections in communal areas
- **850** five-yearly electrical inspections
- **721** gas safety inspections
- **seven** lift inspections
- **eight** water inspections to test for the Legionella bacteria, and
- **16** fire risk assessments – two of which were for high-rise buildings.

Only one inspection (an electrical check) was outstanding at the end of the year.

Fire recommendations

Our fire-risk assessments recorded **38** actions we needed to take. None were critical, five were high priority (within 28 days), 28 were medium priority (within three months), two were low priority (within 12 months) and three were advisory (within 48 months). Only one action was outstanding at the end of the year.

All of our properties meet the current Decent Homes Standard.

Last year, we recorded three accidents, but none of them had to be reported to the Health & Safety Executive.

Residents told us:

Heating upgrades

"Very polite and cleaned up the house when finished."

"The hot water is instant now and the heating comes on so fast when we put it on, and Keniston and the contractor are both brilliant."

Bathroom upgrades

"I am extremely happy."

"The men looked after the flat and just got on with the job. They worked hard for magnificent results. We're really pleased."

Kitchen upgrades

"I love it. Absolutely love it. Thank you. And the workman was brilliant."

"The finish was sharp and with attention to detail."

"Perfect kitchen by a perfect team. Thank you. Amazing and thank you Keniston for such a lovely kitchen."

"Would highly recommend them, my kitchen is better than expected (and I am fussy)!"

Gas main replacement works

"I particularly liked the meetings and that information was provided throughout the time."

"The compensation felt fair and covered the extra electricity costs well."

Cyclical decoration works

"Excellent work all around, thank you." (*Leaseholder*)

"Good communication and quick completion of work."

"Advised well in advance of when and how the work would be conducted and completed and it was carried out to the letter."

"It was done to a high standard."

7 Resident involvement

Supporting residents

OUR SHELTERED Scheme Managers work with vulnerable residents who struggle with GP appointments, including helping to co-ordinate home visits. They build strong relationships with visiting care providers and collaborate with district nurses, audiology services and social workers.

Our Housing Officers made around **30** welfare visits to vulnerable residents during the year. This led to referrals to occupational therapists, GPs, social services and other support agencies.

We secured grant funding from the local authority Household Resident Support Fund to assist **two** of our residents who need to buy household appliances.

Residents told us:

"Since I moved here I feel supported, informed, heard and respected."

"Keniston are an excellent association. I can only speak for myself to say that all members of staff are approachable, listen, are understanding and kind."

During the year, we advertised local food banks in our areas, as well as issuing **13** food bank vouchers to residents who were in need of them.

Community events

WE HELD 15 community events during the year.

Darrick Wood general needs residents took a coach trip to Margate with 14 attending. Meanwhile, Darrick Wood sheltered residents took part in: a memorial event for our former caretaker; a Christmas buffet; a coach trip to a local garden centre; a Comfort Plus demonstration, with a cream tea; and twice-weekly bingo and coffee mornings in the communal lounge.

Tarling Close sheltered residents took part in: events at Easter, on VE Day and Valentine's Day; chair-based exercise in the lounge with a local fitness instructor; a functional fitness session with Age UK (pictured above), followed by 12 weeks of free fitness classes (residents are now self-funding these classes); and a Police Community Support Officer gave a talk on scam awareness, after two residents had their bank accounts compromised.

Crawley sheltered residents took part in: a Christmas party for Sunningdale & Perryfield Courts; Christmas tree bauble-making; a fish and chip lunch; bread-making; cooking for the vulnerable; three walks a week for wellness motivation; daily lounge meet-ups for coffee and a chat; and Monday craft group sessions.

Getting your feedback

WE HELD 13 resident meetings, with **73** people attending.

We also held **14** walkabouts, with **61** residents attending.

Resident Panel

We consulted with the Residents' Panel throughout the year via email and Zoom. They gave us feedback on our estate services survey and on our resident involvement policy.

We made changes to the estate services survey taking on board comments from staff and the Panel. They included:

- better explaining why feedback is needed
- increasing the incentive from a £10 to a £20 shopping voucher
- adding question descriptions
- adding in estate-specific weekly service charges
- changing the wording for sheltered residents, to ask about the whole service
- changing the answer options to excellent, good, average and poor
- agreeing to include the previous survey results, and
- agreeing to take paper copies to resident meetings to encourage more participation.

A Panel member told us:

"So far as I can see, Keniston does everything it can to make it easy, despite those institutional and cultural barriers, for anyone who wants to be involved to be so, and in the way that best suits them."

8 Help with finances

RENT ARREARS at the end of the financial year were **2.13%** (2.27% in 2024-25), against a target of 2.6% – a great achievement in the current climate.

Our rent income team referred residents to:

- Christians Against Poverty
- Help On Your Doorstep (HOYD) in Islington
- Citizens Advice Bureau
- SSAFA, the Armed Forces Charity
- Thames Water Sure Plus Customer Assistance Fund
- British Gas Energy Trust
- StepChange, and
- National Debtline.

These services offer free specialist debt and other advice.

Throughout the year, our team also assisted many residents to apply for Housing Benefit, Council Tax Benefit, Universal Credit, Pension Credit, Resident Support Funds and Personal Independence Payments.

We successfully secured **nine** Discretionary Housing Payments for residents who needed help towards their rent.

We held **five** drop-in surgeries, attended by 13 residents who asked for our help to apply for benefits and suggest other ways to boost their incomes. We also provided debt advice and helped people set up direct debits to pay back shortfalls in their rent.

We assisted **one** sheltered resident to claim Housing Benefit. She had not been aware she was entitled to it and was pleased to be awarded £127 per week, in addition to Council Tax Support.

We also secured Universal Credit increases for **three** residents.

Residents told us:

"I'm so grateful and I just really wanted to say thank you for all the help, understanding and patience my Income Officer has given me. I wouldn't have got through it without her. She has gone above & beyond everything to help me out. She deserves a medal!"

"Thank you so much for your help, you've been very kind."

"I'm very happy with the planned rent payments we have put in place in order to allow me to pay my rent. The rent payments arrangement is good."

"Thank you very much for your great understanding and assistance. I will be getting in touch again if I have any questions."

9 Value for money

Value for money is central to how we use our resources. Our approach is not simply to minimise cost, but to secure the right balance between economy, efficiency and effectiveness.

We assess our costs and performance across a range of activities and benchmark our costs and outcomes against:

- 36 small housing associations based in London and the south east and, nationally,
- the Acuity All Subscribers Group, which has 154 members.

During 2025-26, the operating environment remained challenging across the sector due to inflation, higher expectations around building safety, the need to invest in existing homes and higher repairs costs. We continued to prioritise safety, essential maintenance, income collection and effective service delivery, while maintaining financial discipline.

Headline figures include:

- 28 properties becoming empty (the same number as the previous year), although our overall void costs reduced from £291,701 to £254,830
- rising repairs costs which saw our running cost per unit rise from £9,410 to £10,618 – this was higher than the average for our benchmarking groups
- a rise in our housing management cost per home to £616 (previous year, £360) – still significantly lower than average for both peer groups.

The Board continues to review value for money through performance reporting, budget monitoring, procurement decisions, internal audit assurance and long-term financial planning. This ensures that resources are directed towards resident priorities, while keeping Keniston financially sound.

10 Our staff

WE EMPLOYED 38 staff in 2025-26. With some working part time, this was equivalent to 32.3 full-time roles. In all:

- **15** of our staff members were male and **23** female
- **33** of our staff members were white British and **five** were Black or Minority Ethnic
- **four** of our staff left during the year and **five** new people joined us.

Training

We ran around **122** (previous year, 163) training sessions, at a cost of **£18,593** (previous year, £10,700). The significant increase was because one member of staff undertook specialist training.

Staff sickness

Short-term staff sickness came in at **6.87 days** average (previous year, 3.56). We have two staff members with longstanding chronic health conditions. There is no ongoing salary cost to Keniston.

At periods through the year, we had **five** staff on long-term sick leave. Two returned to work, one has retired and one has resigned.

Continued from page 5:

Statement by Stephen Hoad Board member responsible for complaints

Based on my review of the processes, performance data and individual cases, I am satisfied that Keniston operates a robust, compliant and transparent complaints handling framework, aligned with the Housing Ombudsman's Complaint Handling Code. Furthermore, the organisation demonstrates a clear commitment to learning and service improvement, with tangible actions identified and implemented as a result of complaints received.

Overall, I am confident that complaints are being managed effectively, with strong leadership, high levels of team engagement and a culture of openness and accountability, supporting ongoing service improvement.

11 Our Board

OUR BOARD MEMBERS provide a rich mix of strategic, legal, financial, housing, asset management and development experience.

Peter Brown (Chair)
Housing professional
Chair from November 2025

Ian Pinches (Chair of Audit & Risk Committee)
Semi-retired portfolio Non-Executive Director

Sally Rice (Chair of Development & Growth Committee) *Independent housing consultant*
Term ended March 2026

Liz Emmanuel
Chartered Management Consultant

Marcia Gillings
Chartered Surveyor

Simon Hague
Independent housing consultant

Rachel Hewett
Director of System Strategy at NHS Kent and Medway

Stephen Hoad
Chartered Surveyor

Andrew Pert
Chartered Internal Auditor

Mariola Viegas
Design and Technical Lead, Architect and Design Manager

Lucy Worrall
Head of Corporate Strategy & Change
Term ended December 2025

12 Our financial performance

WE GENERATED a surplus of **£647,594** (previous year, £2.239m) on a turnover of **£7.111m** (previous year, £6.817m). Our surplus margin was **9%** (previous year, 33%).

The decrease in surplus is because, in 2024-25, we raised funds by selling a London street property. We also reversed an accounting ‘impairment’ against Darrick Wood. Without these two items, our surplus margin would have been 12%. Surpluses in both years show our financial resilience in a challenging period.

Rental income

Our income management remained strong. Rent collection was **100.1%** (previous year, 100.2%). Despite continued cost-of-living pressures, we kept our rent arrears target at 2.6% and achieved year-end arrears of **2.1%** (previous year, 2.2%).

Repairs performance

We completed responsive repairs within **8.2 days** on average (previous year, 7.5 days), missing our target of 6.5 days. In all, **93.3%** (previous year, 93.8%) of these repairs were completed on time. We are currently focusing on improving these results, while maintaining quality, safety and resident satisfaction.

Payments to directors

In total, we paid the equivalent of **£498.46** per property to directors in our Executive Management Team. The highest paid director received a salary of the equivalent of **£119.80** per property. We compare pay scales and other costs with similar organisations to confirm that we are able to recruit and retain a high-quality leadership team, while demonstrating value for money.

Income and expenditure for the year ended 31 March 2026

	2026 £	2025 £
Turnover	7,111,804	6,817,460
Operating expenditure	(6,180,910)	(5,743,191)
Profit on disposal of a social housing property	–	969,013
Impairment of property costs	–	463,838.35
Operating surplus	**930,894**	**2,507,120**
Interest receivable and finance income	20,393	21,542
Interest payable	(209,385)	(248,317)
Other finance costs	(94,308)	(40,850)
Surplus for the year	**647,594**	**2,239,494**

Balance sheet at 31 March 2026

	2026 £	2025 £
Fixed assets		
Housing properties	46,361,997	45,993,644
Other fixed assets	371,304	424,822
	46,733,301	**46,418,466**
Current assets		
Debtors	243,903	391,707
Cash and cash equivalents	1,711,372	2,003,135
	1,955,275	**2,394,842**
Creditors: amounts falling due within one year	(1,325,687)	(1,660,474)
Net current assets	**629,587**	**734,368**
Total assets less current liabilities	**47,362,888**	**47,152,834**
Creditors: amounts falling due after more than one year	(23,409,248)	(23,691,785)
Provision for liabilities	(405,000)	(557,000)
Total assets	**23,548,641**	**22,904,049**
Capital and reserves		
Non-equity share capital	9	11
Revenue reserves	23,548,632	22,904,037
	23,548,641	**22,904,048**

Keniston Housing Association

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Registered Society under the Co-operative and Community Benefit Societies Act: No. 19475R
Registered Social Landlord: No. L1965