

Delivering more homes, better services and stronger communities through effective stewardship of every pound.

2,840 Homes & bedspaces managed 129 more homes than last year	£116.88 Average Weekly Rent Well below private rented sector	£22.4m Turnover up 8% (2025: £20.6m)	£4.2m Operating Surplus up 5% (2025: £4.0m)	£45.0m Invested in homes Maintaining existing homes and building new ones	129 Additional homes delivered	Grade 1 Regulatory Judgement Strong governance and financial compliance
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FINANCIAL PERFORMANCE

Strong finances to support current services and future investment

Measure	2025/26	2024/25
Turnover	£22.4m	£20.6m
Operating Surplus	£4.2m	£4.0m
Surplus Before Tax	£1.24m	£0.47m
Revenue Reserves	£33.0m	£31.9m



Prudent financial management strengthens our ability to invest for the future.

£30m

New loan facilities secured to support future development

INVESTING IN HOMES

Building more homes and improving existing ones

£283m

Total housing properties

£45.0m

Investment in housing assets

£71.1m

Development commitments at year end

245

Homes expected to complete in 2026/27

VALUE FOR MONEY METRICS

Performance against the Regulator's seven metrics

Reinvestment %	14.8%
New Supply Delivered %	4.5%
Gearing %	33.6%
EBITDA MRI Interest Cover %	107%
Headline Cost per Unit	£4,187
Operating Margin (Social Housing) %	19.5%
Return on Capital Employed %	1.44%

TENANT SATISFACTION & OUTCOMES

Putting tenants at the heart of everything we do



98%

Overall satisfaction with the move-in experience (4 Week Welcome Survey)

High satisfaction across key housing services
✓ Neighbourhood management
✓ Advice and support
✓ Responsiveness of staff
✓ Communication
✓ Anti-social behaviour
Overall satisfaction levels 68% - 84% across core services

501

Tenants supported through welfare advice

£457k

Additional income secured for customers using welfare advice

1,859

People participated in community engagement activities

135

community engagement events

£233k

Invested in Woven Communities

339

Participants at 29 formal tenant engagement meetings

52

Compliments received

103

Housing Services Survey responses

NORTHERN IRELAND SECTOR BENCHMARKING

How we compare to the wider NI housing association sector

Measure	Woven 2025/26	NI Sector 2024/25	Commentary
Homes Managed	2,840	62,670	Woven manages ~4.5% of sector stock
Operating Margin (Social Housing)	19.5%	22.5%	Strong performance supporting reinvestment
Gearing	33.6%	32.9%	In line with sector norms
Average Weekly Rent	£116.88	£106.87	Social rents around half private rents
Housing Assets	£283m	£5.3bn	Continued investment in our homes

AFFORDABILITY

Social housing provides genuine affordability and security

WOVEN AVERAGE WEEKLY RENT

£116.88

per week

NI HOUSING ASSOCIATION SECTOR AVERAGE

£106.87

per week

NI PRIVATE RENTED SECTOR AVERAGE

£865

per month

Social housing rents are around half the cost of equivalent private rented accommodation.

NI HOUSING ASSOCIATION SECTOR CONTEXT 2024/25

1,410

New social homes completed

1,504

Homes on site

£465m

Underlying turnover

£105m

Underlying operating surplus

£466m

Invested in housing assets

62,670

Homes owned & managed

3,459

People employed by the sector

Source: NIFHA Sector Global Accounts 2025

OUR COMMITMENT



We will continue to invest in our homes, improve services and listen to tenants, ensuring every pound we spend delivers maximum value for people and communities.



BOARD ASSESSMENT

The Board is satisfied that Woven delivered good value for money in 2025/26 and remains well placed to meet future challenges while creating lasting positive impact for tenants and communities.