



Annual Review

2025/26

Everyone has a place

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Delivered in excess of
£3.3m
in VFM in initiatives
for the benefit of customers

Cover - Belfast Telegraph Awards Developer of the Year.

Above (right to left) - Radius Financial Director, Alan Thomson, CEO John McLean and Chairman Martin Pitt hosting the Radius Housing AGM 2026.

Introduction

Chair’s Message

Radius completed another strong year of performance, investing in our homes and communities and supporting our neighbourhoods, with our people delivering the very best of housing, care and support.

As we enter our 50th year so we remain true to our purpose in commencing the construction of 424 safe, secure and affordable homes for those who need them most. Despite rising costs and unprecedented funding cuts we continue to build more new homes because community matters and people matter, and housing remains the key societal driver towards achieving parity for all in health, education, employment and wellbeing.

In the 4th year of our current corporate plan we are building a more sustainable business model reaching a turnover of £124m with an operating surplus of £21m, while accommodating £30m of investment needs across our existing stock. We are focusing on the best possible customer service, the modernisation of ICT systems, services, and the workplace as we pursue higher performance. We are transforming our repairs and maintenance operations through our latest asset management strategy with increased emphasis on safety, primary data collection, and expanding our maintenance delivery options.

A high point in the year was the recognition of our commitment to tenant engagement and giving the customer a meaningful say in the running of our business when we completed the journey from Silver to Gold to a Platinum award in Tenant Participation under Supporting Communities. This after earlier success when we achieved our best ever Customer Service Excellence assessment together with very positive feedback from our latest customer and staff satisfaction surveys. As an organisation which judges itself on the experiences of our customers we feel the exceptional efforts of our staff are genuinely making a difference across our customer base in these challenging times.

We are enabling our customers more than ever to sustain their tenancies and to lead their lives in the best way they can, helping them thrive. In addition to much needed ‘bricks and mortar’ we have grown our social impact investment to the extent 50,000 people attended 195 community events, supported by 340 voluntary local partners. In addition, we continued to support 11 Housing-for-All neighbourhoods, and helped tenants claim nearly £2m of state benefits they didn’t know about. Over the past 12 months Radius shielded tenants from £1.6m of service charges, providing £3.3m of VFM added services.

Today’s operating environment makes our mission more challenging than ever. Rising construction and building-safety

costs amidst funding cuts and budgetary uncertainty have created headwinds for our sector. While these constraints require careful navigation, we are pleased to report that Radius is closing in on our 5-year target of starting 1,500 new homes. Confidence in our finances, is echoed through Moody’s retention of our A2 Stable Rating allowing us to increase our borrowings to £350m, funding our growth plans for the next 2-3 years. It includes our new Social Loan with Ulster Bank / NatWest Group, as we become the first business in Northern Ireland to enter into a finance agreement that incorporates the LMA Social Loan Principles.

Working on a range of measures aimed at increasing operating surplus by way of our Streamline and Optimise Programme, starting with waste reduction, recoverable charges and the optimising of income, we are helping to offset the full extent of rising repairs and servicing costs, keeping our surplus in line with peers across the UK. In parallel we are regenerating our older and less sustainable housing stock and making ESG gains on our ‘Radius Sustainable Way’ pathway to net zero. We moved into Radius House in January 2026, our new Central Offices in Hollywood. Designed to BREAAAM Very Good Standards, they support modern flexible working whilst the SMART technology will improve interdepartmental working and enhance communications with staff working across 60 towns in Northern Ireland. Radius reduced communal energy usage by 5.6% over the last 2 years while generating 600,000kWh of solar energy from PV solar panels, all for the benefit of tenants.

We remain committed to operating at all times with good governance, social responsibility and transparency, with our excellent voluntary board members advocating, challenging and providing guidance. We are a learning organisation, keen to listen to our customers and with an appetite for adopting “best-in-class” solutions which improve the lives and opportunities for all our people. At the heart of Radius are our dedicated and professional staff who through their hard work, and creativity enable our customers and communities to thrive.

Reflecting on 50 years of supporting communities, we know that staying ahead in a rapidly changing business environment requires us to keep modernising, working smarter and focusing on making the greatest impact. Our rich and proud legacy will inspire us as we revisit our customer priorities and unveil the next Radius corporate plan in the year ahead. We commend our Annual Report to you and invite you to follow the progress of Radius over the last 12 months.

Thank you



Martin Pitt, MBE Chair



John McLean, OBE Chief Executive

Highlights of the Year

Providing the best possible services, with our partners, for the benefit of our customers.

Key Performance Indicators

Retained **Moody's**
A2 STABLE
Credit Rating

Turnover rising to
£124m
in 2025-26

Raised private borrowings to
£350million

426
New Homes
Started on site

85%
of our homes are
EPC-C
or better

PV Panels
600,000+kWh on
400+
rooftops

ENERGY & FUEL USE
CONSUMPTION
REDUCED BY
2.3%

Operational Highlights

St Johns Close
Radius Investment of
£4m
TOTAL
Refurbishment
Completed and Let

Glenalina Lodge HWC
£5million+
Property Investment
Fully Operational

Delivered in excess of
£3.3m
in VFM in initiatives

Handovers at
The Gasworks
94
HOMES

All new starts to
EPC-A or HIGH-B

Moved into new BREEAM Very Good
Central Office

RADIUS DIRECT
Commenced

Supported Customers

78 Pt
Platinum
Award

Supporting in excess of
33,000
Households
with New NEC
housing system investment

Our rents are on average
29%
Below PRS Rents

Shielded tenants from
£1.6m
of charges

Community Chest
We donated **£59k**
for the benefit of our tenants
and **£83k**
worth of Starter Packs for
tenants setting up for 1st time

50,000
People attended 195
Community organised events

Our purpose

Is to improve lives and communities through
our homes, care and support.

Everyone has a place

Overview



Radius is one of the largest social enterprise and housing associations on the island of Ireland, managing over 13,900 homes, and supporting close to 33,000 households.

Radius offers a range of housing support for general needs families, older people and those with disabilities and complex needs. We work with voluntary and charitable partners and Health and Social Care Trusts supporting homeless people and other marginalised groups.

We directly manage Housing-with-Care schemes for people with dementia. Meanwhile, our Connect 24 business supports vulnerable people with a responsive 24 hour 365 day telecare service in 19,747 homes.

Through our work we seek to enable people to maximise their potential, live with dignity and contribute to their communities.

We believe that everyone is entitled to a place they can call home, that is safe, secure and affordable. From this firm foundation their educational, employment, health and quality-of-life prospects will be greatly enhanced, enabling communities to thrive.

Above - Our newly formed Radius Direct property services.



Customer First

Improved insight, more choice and services built around our customers

At Radius, putting customers first means making it easier for people to access the services and support they need, in ways that suit them.

Over the past year, we have continued to invest in modern systems and digital services that make services simpler, more accessible and more consistent for customers.

Central to this is the introduction of our new **NEC Housing Management System**, which gives colleagues a clearer, more complete view of each customer and their home. By bringing customer information together, we can respond more quickly, provide better support and reduce the need for customers to repeat themselves.

NEC Housing is also helping Radius work more effectively across teams. With up-to-date information in one place and clearer ways to manage tasks, colleagues can take ownership, follow up more effectively and work together around the customer. Whether someone contacts us about a repair, a tenancy enquiry or their rent account, our aim is to provide a joined-up service from the first point of contact.

My Radius Housing

We were excited to launch My Radius Housing, our new online customer portal and mobile app. This gives tenants a convenient way to manage everyday services at a time and place that works for them.

Through the portal, customers can report and track repairs, view their rent balance and transaction history, update contact details and access useful information and resources. It is not intended to replace personal contact, but to add flexibility for those who prefer to do more online.



Customers have helped shape this digital journey. Radius has worked with tenant representatives throughout the development of the portal and will continue to use feedback to understand what works well, where further support is needed and how the service can continue to improve.



Looking to the Future

We also see opportunities to use artificial intelligence carefully and responsibly. Across the housing sector, organisations are beginning to explore how AI can support faster responses, identify themes in customer feedback, improve reporting and reduce time spent on routine tasks. For Radius, any future use of AI will be guided by good governance, data protection and a clear focus on improving services for customers.

Our ambition is simple: to combine modern technology with the care, knowledge and commitment of our people. By giving customers practical choice, equipping colleagues with better insight and continuing to listen and learn, we are building services that feel easier, more responsive and more connected.

Customer First is not just a theme for the year ahead; it is the standard we are working towards every day.

“By bringing customer information together, we can respond quicker, providing better support.”

Martina Rooney
Senior Head of Business Change





A perfect fit - Director of Care & Support, Greer Wilson with Kirsten Hewitt, Simon Community's Director of Homelessness

Partnering in the Community

Engaging with our partners

Work Begins on £5 million Belfast Foyer

Radius Housing officially began work on the redevelopment of Belfast Foyer with our partners Simon Community, marking the beginning of a transformative £5 million investment that will create modern supported accommodation for young people in the heart of Belfast.

A Supportive Community Environment

The project will see the comprehensive refurbishment and remodelling of the existing residential building, transforming 43 single unit bed-spaces into a contemporary shared-living environment providing 33 high-quality new bed-spaces.

The new accommodation model will feature clusters, or “pods”, of individual bedrooms alongside shared living spaces, creating a supportive community environment while maintaining residents’ independence and privacy.

A Vital Role Supporting Young People

Located within walking distance of Belfast City Centre and adjacent to Botanic Gardens and Queen’s University Belfast, the redevelopment will provide residents with easy access to education, employment, transport links, and a wide range of support services.

Belfast Foyer through the Simon Community has long played a vital role in supporting young people facing housing challenges, and the redevelopment will ensure the facility continues to meet changing needs through the provision of modern, high-quality accommodation designed to promote independence, wellbeing and opportunity.

Transforming Futures

The redevelopment forms part of Radius Housing’s continued commitment to investing in high-quality housing and support services that strengthen communities and create opportunities for people across Northern Ireland.

Right - Listed Belfast Foyer building undergoing work close to Queen’s University.

“This is an important milestone for the Belfast Foyer and for the many young people who will benefit from this investment in the years ahead.”

Anita Conway
Director of Development



Anita Conway, Director of Development, said:

“Belfast continues to face significant housing pressures, and we know that young people can be particularly vulnerable to homelessness, housing insecurity, and barriers to independent living.

This redevelopment will provide modern accommodation in a supportive environment, helping residents build confidence, develop life skills and access opportunities that can transform their futures.”



Customer First

Working Together for Safer Homes

Fire safety remained a key priority for Radius during the year, reflecting our commitment to providing safe homes and supporting tenants to understand the important role they play in keeping themselves, their families and their neighbours safe.

During the year, we established a dedicated Fire Safety Action Group to lead a comprehensive root and branch review of fire safety, awareness and prevention across our homes and services.

This has provided a stronger focus on learning, oversight and practical improvement, helping to ensure our approach remains proactive, consistent and tenant focused.

A Shared Responsibility

We also restructured our Tenant Safety Compliance Team, strengthening capacity and clarity of responsibility in this important area. This was supported by the further embedding of our new C365 Compliance IT system, which is helping us improve how we monitor, manage and evidence health and safety compliance.

Awareness is Key

Alongside this, we continued to increase fire awareness among tenants through clearer communications, practical guidance and targeted campaigns. Radius is working with customers, the Northern Ireland Fire and Rescue Service and fire safety experts to raise awareness and jointly make our living spaces safer.

These initiatives reinforce the importance of shared responsibility, making sure tenants understand both the support available from Radius and the simple steps they can take to reduce risk within their homes and communities.

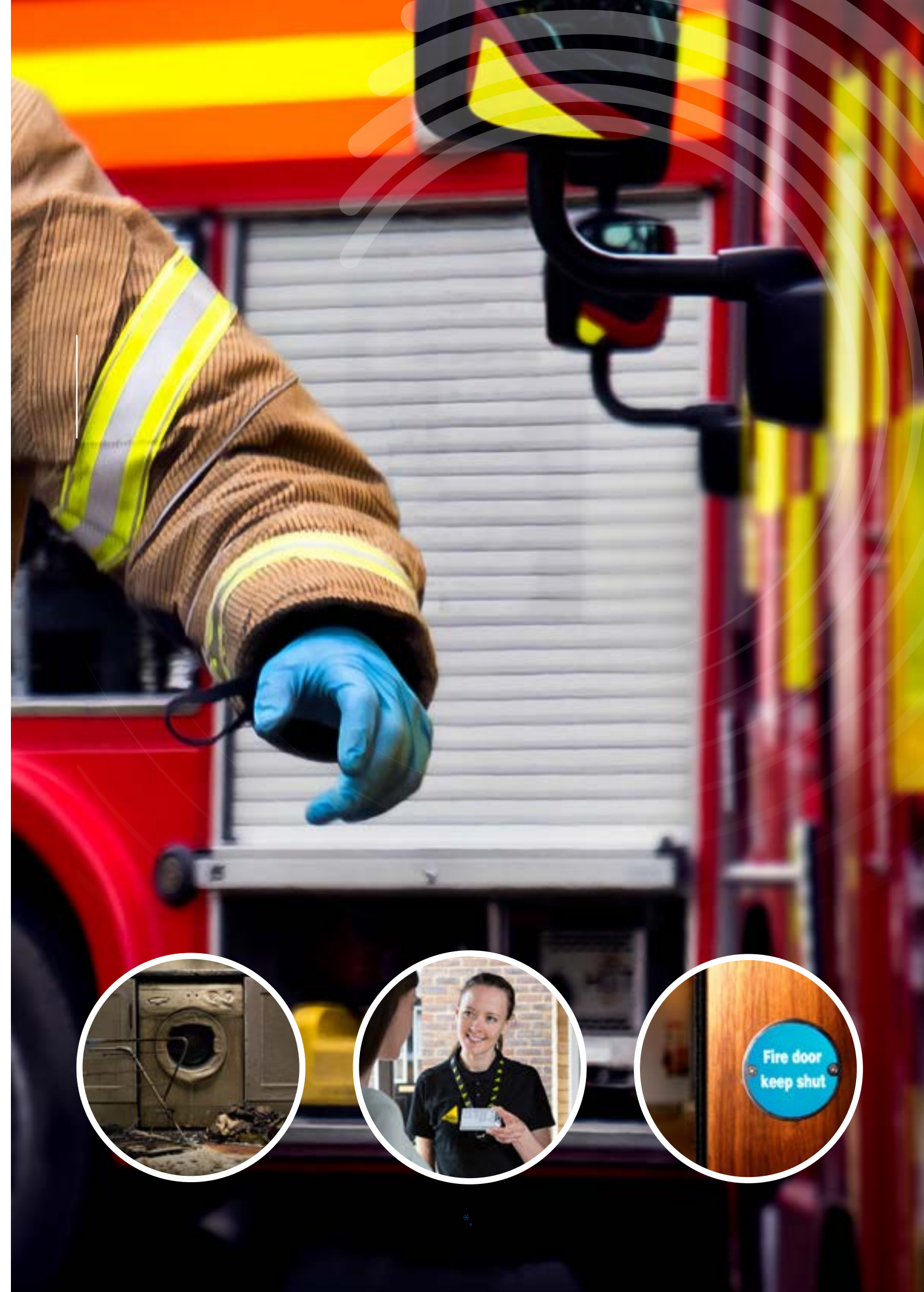
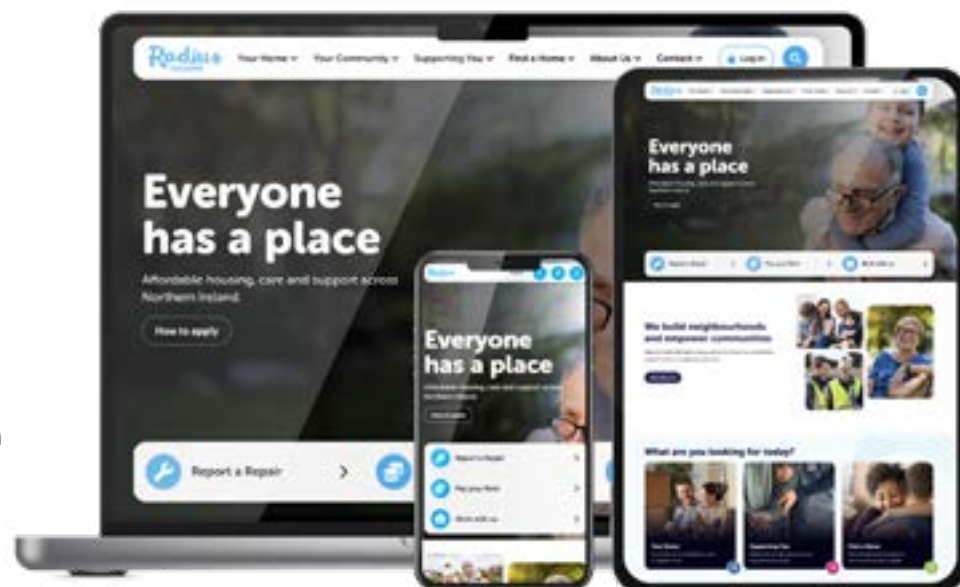
To further support this work, we have also recruited additional Health and Safety expertise, bringing specialist knowledge and assurance to our compliance arrangements.

Together, these developments represent a positive and coordinated programme of activity to strengthen fire safety, promote awareness and support safer homes for our tenants.



Above - Monthly social media awareness campaign.

Below - Information at your fingertips - The new Radius website gives our tenants access to fire safety advice.



Customer First

Taking Tenant Participation to the Next Level



TP Platinum Award

In July 2026, Radius Housing became the proud recipient of the Platinum Award for Tenant Engagement. This is the highest standard of Tenant Participation Accreditation awarded by Supporting Communities, and recognises how Radius has continued to build its commitment to engaging with our tenants and the recent audit and assessment process.

Support Where it Matters

Platinum Accreditation demonstrates strong leadership, innovation, a deep commitment to tenant engagement and a drive for constant improvement. It contributes to influencing wider practice and policy through shared learning across the sector, which others in the sector should seek to replicate.

The independent panel chair Lesley Baird (Tenant Participation Expert Scotland) said, "Radius remains a high-performing organisation that embraces and supports engagement. Tenant participation is embedded across Radius. It actively listens to tenants at community and association wide levels; it listens and acts and provides resources to enable engagement".

Overall, the Assessors acknowledged the considerable efforts made by Radius in implementing the recommendations



arising from the previous accreditation submission. In particular, the assessor was encouraged and impressed by the proposed collaborative work with the NI Youth Forum, as well as the development of the Equality Action Plan, both of which reflect a clear and meaningful commitment to inclusive practice.

Radius have developed mechanisms and structures that allow tenants to scrutinise and monitor performance in several ways, including key performance scorecards, regular contract performance updates, published performance information, tenant engagement spending, the annual review, customer performance report and financial statements.



"Platinum is the highest standard in our accreditation framework, and it isn't given lightly; it recognises organisations that go above and beyond to make tenant participation meaningful and impactful."

Stephen Marks, Head of Corporate Services at Supporting Communities.



Top - Lesa Flanagan and Ashleigh Mulgrave celebrating our new accreditation with the Chair and CEO. Inset - Our tenants in action!

Great Places

Existing Stock Improvements and tackling damp and mould

Providing safe, warm and healthy homes remains one of our highest priorities. We understand the significant impact that damp and mould can have on tenants' wellbeing, comfort and quality of life. Our approach focuses on identifying root causes, investing in long-term solutions and ensuring that every home meets the standards our tenants deserve.

32 Homes Now Back to Rent

Over the past two years, we have significantly increased investment in tackling damp-related issues across our housing stock. Since 2024, we have invested more than £2 million in specialist damp remediation works across our existing housing stock, with a particular focus on long-term void properties affected by rising damp. This investment has enabled 32 homes that had stood vacant for a number of years to be fully refurbished and returned to use, providing high-quality accommodation for families

in housing need. Building on this success, we have committed a further £750,000 during 2026/27 to remediate an additional 20 long-term void properties, ensuring more homes can be brought back into productive use.

Improving thermal performance

Our damp remediation programme goes beyond cosmetic repairs by aiming to address the underlying causes of moisture ingress. Works have included the installation of new chemical damp-proof courses, waterproof rendering systems, insulated internal wall systems to improve thermal performance, complete replacement of damp-affected floors incorporating new damp proof membranes and insulation and modern mechanical ventilation systems with humidity controls to reduce condensation and improve indoor air quality. More recently, cavity drain membrane systems have been introduced where appropriate to provide robust, long-term moisture management solutions.

Liscorran Court

Alongside this targeted programme, we completed one of the most significant refurbishment projects undertaken within our existing housing stock at Liscorran Court, Lurgan. Representing an investment of more than £4 million, the project addressed extensive rising and penetrating damp issues that had developed over time due to failing soil vent pipe systems and contamination from sewage water entering the sub-floor structure.

A comprehensive programme of works was undertaken to address both the causes and consequences of damp ingress. Externally, improvements included roof cleaning, replacement rainwater goods and new windows and doors to improve weather resistance and prevent future water penetration. Internally, extensive refurbishment works included floor and ceiling renewals, plaster repairs, replacement internal doors, upgraded kitchens and bathrooms, and full redecoration throughout.

The completed works have transformed the building, delivering high-quality, sustainable homes and ensuring the long-term future of the development.

A key element of the project involved excavating and relaying the ground-floor sub-floor with a new damp proof membrane, providing a robust and permanent solution to rising damp. Mechanical services were also comprehensively upgraded, including replacement plumbing systems, soil and waste pipework, and modern ventilation systems to improve air quality and reduce future condensation risks.

Commitment in Action

Significant building safety improvements were delivered as part of the programme, including fire safety upgrades, fire stopping and compartmentalisation works. Electrical and ICT systems were modernised through the installation of new distribution and consumer units, upgraded internal, external and emergency lighting, and new fire alarm, CCTV, television and access control systems.

The completion of Liscorran Court is a prime example of this commitment in action. The scheme has not only resolved complex structural and environmental issues but has also delivered a positive social outcome by returning high-quality homes to use, supporting stable tenancies and contributing to the long-term sustainability of the local community.

As we continue to invest in our homes and neighbourhoods, tackling damp and mould will remain a key priority. Through targeted investment, preventative maintenance and long-term asset management, we are ensuring that tenants can enjoy safe, healthy and comfortable homes now and into the future.

Liscorran Court



£4 million+
Property Investment

Liscorran Court, Lurgan has undergone a significant investment in the entire fabric of the building.

Great Places

Radius House, Creating Our Happy Place

We were delighted to have moved into our new central Radius offices in Hollywood at the start of January 2026.

The new offices, layout and facilities are a culmination of consultation, input and creative thinking between staff, design and delivery partners to deliver a sustainable and future-proof collaborative workspace for all.

Moving Day - Open for Business

We officially took possession of the building at the end of December 2025 with a phased departmental moves during the first week of the New Year and for the first time, our Belfast and Hollywood office-based staff were able to come together and fully collaborate on the one site, for the benefit of all our customers.

On the 24th March, The Board, our CEO John McLean and Anita Conway, Director of Development, invited everyone to join them to mark the official opening of Radius House, at 3-7 Redburn Square, Hollywood located in the new R3 Café.

John McLean said, "The opening of Radius House marks an exciting new chapter in our journey as a leading housing association, seeking to deliver modern and flexible customer services."

Neighbourhood Zones and Meeting Rooms

Our new offices are designed to aid collaboration and modernise our communications for the benefit of our customers. Organised into neighbourhood zones, they help everyone work more effectively, feel connected, and get the most out of being on site. Neighbourhoods are dedicated "home areas" for teams or groups who work closely together to share a working space.

They give people a familiar base while still supporting agile working. By seating individuals or teams who work closely together in the same area, the environment encourages day-to-day collaboration while helping to manage noise and unwanted distractions.

Each neighbourhood has been designed with shared resources such as meeting spaces, storage, and breakout areas. This layout helps everyone to locate colleagues easily, builds a sense of team identity and

supports different ways of working; whether the need is to collaborate, concentrate, work confidentially, hold meetings, or move between tasks, all within a flexible and welcoming workspace.

Built to BREEAM Very Good standards - the world's leading science-based framework for assessing and certifying the sustainability of the built environment.

Refuel, Refresh and Reconnect

To promote workplace wellbeing, tea and coffee docks are located on all floors, and as part of the overall environmental improvements and efficiencies that the building now encompasses, hot water is provided by boiler taps, and filtered cold water is available on tap.

We have created our R3 Café as our main canteen and relaxation area on the ground floor where staff can enjoy a break from work or have lunch. A place to refuel, relax, and connect with colleagues - making it the central hub for everyone, day or night.



For the first time our Belfast and Hollywood office-based staff are able to come together and fully collaborate in one location.



Our new home - Radius House, Redburn Square.

“Our EPC A rated new homes help keep energy bills lower for tenants”



The Gasworks
will include a total of
94
HOMES

“We guide our tenants on energy conservation methods and other initiatives at handover and through our website and tenant handbook while our frontline staff are trained in energy and water conservation awareness.”



Anita Conway
Director of Development & Procurement

Great Places

Improving Building Standards and Upgrading EPC Levels

Eradicating damp and mould, combined with utilising the latest design and build techniques, and backed by new sustainable finance packages, are just some of the ways in which we are transforming our property portfolio .

Tackling homes with poor EPC ratings

Radius seeks to help the most vulnerable of our tenants to sustain their tenancies and have introduced measures to try and reduce the impact of extreme fuel poverty. In addition to tackling homes of poor EPC performance, we are investing in sustainable energy sources to reduce household bills.

This year Radius embarked on a 100% survey of properties within 18months, using a 3 times larger questionnaire and the UK leading property surveyors Savills. The new survey will power our NEC Housing Management System with our most comprehensive property data and enable us to make more informed decisions and achieve a better return on investment. Previously we followed the 20% per annum approach which greatly limited our ability to deliver optimal value for our customers.

Our commitment for new builds

All new homes are being designed to EPC Level A or Hi-B's and, partnering with Energy Cloud for existing homes, we trialled our first hot-water system at Laurel Lodge, Lisburn. This initiative will provide free hot water via their immersion tank to tenants on nights of grid surplus wind-energy generation.

PV panels to promote energy efficiency

Meanwhile, we have installed PV solar panels fitted communally to 106 independent living schemes, together with their ROC's, and individually to over 500 general-needs homes, are helping to reduce electricity bills.

We also guide our tenants on energy conservation methods and other initiatives such as oil buying clubs through our website and tenant handbook while our front-line staff are trained in energy and water conservation awareness.

Heat recovery

In some of our new builds, we are introducing mechanical ventilation/heat recovery units in the ceiling voids. Installing Mechanical Ventilation with Heat Recovery (MVHR) units in ceiling voids provides continuous, filtered fresh air while recovering up to 94% of outgoing heat. This process drastically lowers heating bills, controls indoor humidity to prevent dampness, and improves overall air quality. Concealing the system in voids saves valuable floor space and ensures quiet, unobtrusive operation

ESG Strategy - The Radius Sustainable Way

We are in a changing world where customers, funders, staff and all key stakeholders have high expectations of Radius and its commitment to sustainability. We are transforming how we operate and make decisions, to ensure we deliver homes, services and social value that best meets the immediate and long term needs of our communities - ' the Radius Sustainable Way'.

Case Study - St John's

As a 2000's build, our property at St John's in Belfast presented with significant dampness, had a poor EPC rating and was tipping tenants into fuel poverty. A £4m refurbishment programme has provided an opportunity to invest in homes that are warmer, healthier and more affordable to live in, transforming St John's from a building affected by historic defects into a modern, energy-efficient scheme that will better support tenants now and into the future.

Works have included the replacement of outdated heating and ventilation, alongside installing new kitchens, bathrooms and windows. Together, these improvements will significantly enhance the comfort, quality and performance of each home, while reducing the running costs faced by tenants.

Energy efficiency has been central to the investment. Improved insulation and upgraded materials are expected to lift St John's to an EPC A rating, helping tenants to manage future energy costs and supporting our wider commitment to tackling fuel poverty through better-quality, more sustainable homes.

Strengthening Services for Our Tenants

Radius Direct – Our in-house repairs team helping deliver faster rental turnarounds

The past year marked a significant milestone in our commitment to delivering high-quality maintenance and property services across Radius Housing.

As demand for affordable housing continues to grow and expectations around service quality, compliance, and property standards increase, we established Radius Direct a subsidiary of Radius Housing. Our in-house service provider has been created to strengthen delivery capability, providing greater capacity, flexibility, and control over a wide range of property services.

Radius Direct delivers minor works, plumbing, painting and decorating, building fabric repairs, grounds maintenance, window and gutter cleaning, together with essential testing and inspection services. It also plays an increasingly important role in supporting planned maintenance programmes, statutory compliance, and the efficient delivery of operational maintenance across our housing portfolio.

Supporting Housing Demand

With continued pressure on the supply of social housing across Northern Ireland, Radius Direct has been established to support two key operational priorities:

- **Reducing empty property turnaround times by preparing vacant homes for re-letting as quickly and efficiently as possible.**
- **Strengthening compliance delivery to ensure our homes continue to meet the highest standards of safety, quality, and regulatory compliance.**

To assist our valued contractor partners, we are improving change-of-tenancy performance, reducing the time homes remain empty, and helping more people access much-needed housing sooner. Faster turnaround times also improve the overall efficiency of our housing portfolio, ensuring our homes remain viable and continue to meet growing demand.

Dedicated Multi-Trade Teams

Radius Direct brings together a skilled team of directly employed multi-trade operatives working alongside our existing maintenance teams and trusted contractor partners.

This blended delivery model provides additional resilience and operational capacity while giving us greater control over quality, consistency, and customer service. It enables us to respond more quickly to tenant needs, improve service performance, and maintain the high standards expected across our homes and communities.

Investing in the Future

The creation of Radius Direct represents a long-term investment in the future, strengthening our internal capabilities so we are better equipped to respond to increasing compliance requirements, supporting a growing housing portfolio, and continually improving.

Our mobilisation programme has already established an operational workforce of more than 20 colleagues. As we expand, we are expected to employ over 34 people by the end of 2026, creating skilled local employment opportunities while enhancing our ability to deliver safe, high-quality homes throughout Northern Ireland.

Alongside this growth, we are committed to investing in the next generation of skilled tradespeople through the development of apprenticeship opportunities creating pathways into employment and supporting apprentices to gain recognised qualifications and practical experience. This commitment to “growing our own” workforce will strengthen our long-term resilience while creating rewarding careers that benefit both our communities and our organisation.

As Radius Direct continues to grow, it will become increasingly important to how we deliver maintenance and property services. By investing in our people, developing future talent through apprenticeships, strengthening operational resilience, continually improving service delivery, ensuring our homes remain safe, well maintained, sustainable, and ready to meet the needs of our tenants.

Right - Director of Assets, Martin Gillespie.



Some of the Radius Direct Team sporting their new livery.

Empowered People

Recruitment, Welbeing and Recognising Success

We employ 992 staff through full and part-time working arrangements who together deliver the equivalent of 763 FTE posts.

Following a period in temporary office accomodation, we finally took possession of our newly extended and refurbished offices in Redburn Square, Holywood.

Designed to BREAAAM Very Good Standards, it supports modern flexible working whilst improving interdepartmental working and enhance communications.

Maximising Talent Potential

Our Change Champion Network continue to play a pivotal role in developing and tailoring the outworkings of staff feedback from surveys into policy and process changes. They have also contributed to the detailed design of our new offices, and most importantly, the functionality and implementation of our new NEC Housing Management System.

The Radius Apprenticeship Programme continues to flourish with a further five additional apprenticeships opportunities in Housing, ICT, Business Administration and Plumbing created during 2025-26. Looking to the new business year, our focus will be creating new apprenticeship opportunities for Care and Support and our direct labour organisation, Radius Direct.

2025 saw the introduction of in-person Corporate Inductions for staff joining the organisation. These are designed to provide a warm welcome to new employees into the organisation, introducing new staff to our values and culture and allows them to gain an understanding of how their role fits into the overall business goals.

Staff Survey

In our latest staff survey:

- 94% felt what they did contributed to the success of Radius
- 92% confirmed they enjoyed their job
- 89% felt their manager provided them with adequate commitment and support
- 93% were clear in how to access support regarding wellbeing, health and safety

Celebrating our Success

Our Annual Staff Awards, held in June 2026, gave us the opportunity to recognise the staff who consistently demonstrate high levels of commitment, who make a notable difference to the lives of their colleagues and our tenants, or who go above and beyond time and again in delivering the excellent services that we as an organisation aspire to every day.

This year, recognising exceptional staff contributions, above and beyond the scope of their day-to-day roles, a Special Recognition Award presented to Housing Officers Linzi Webb and Braiden Magee for their support of tenants amid a very challenging incident. Their exceptional efforts brought a sense of calm, peace of mind and relief to those customers affected.



"To be recognised for our work by the CEO is amazing and I was delighted to accept the award on behalf of myself and Braiden."

Linzi Webb Housing Officer



Some of the highlights from this year's event.

Investing in Our Future

Working with schools and creating apprenticeships



Laurel Hill School pupils receiving their induction packs.

Working With Schools

Radius Housing is building pathways into careers in housing with a new Schools Partnership Programme. Throughout 2024-25 this initiative has been developed as part of our wider community engagement, working with schools to provide information, guidance and up-skilling as part of careers advice to school children.

Kick-starting the programme

To mark the inception of this year's programme, starter packs were distributed to year 8 students at a number of colleges, to help equip pupils with the necessary resources to kickstart their secondary level studies. Through the partnership programme, we aim to bring an industry perspective to schools to enhance student engagement and bring the world of work to life, whilst developing skills, confidence and encouraging young people to take control of their futures.

We have partnered with the following schools:

- Priory College, Holywood
- Victoria College, Belfast
- Laurelhill Community College, Lisburn
- St. Columbanus, Bangor

Building skills and confidence

We have worked with these schools throughout the year to deliver sessions on CV building, personal branding, interview skills, day in the life presentations from a variety of professions, as well as building awareness of who we are, what we do, and some of the roles/careers available within the organisation.

By working in partnership, we ensure that programme content is aligned to individual school priorities, ethos and workloads, and threaded seamlessly into their wider curriculum objectives. This moreover brings practical skills to the young people within our communities.

Longer-term – The Radius Academy

The Radius Academy's core purpose is to provide a learning pathway for people interested in starting a new career in Radius Housing, Radius Direct or Radius Care and Support services.

As part of these initiatives, Radius staff attended a number of careers events throughout Northern Ireland, where they were on hand to provide information, guidance and support in relation to a potential future career with Radius.



Above - Heather Kennedy, Radius L&D Manager with staff and pupils from Victoria College.

Our Academy Recruitment Programmes include:

- Internships
- Apprenticeships
- Student Placements
- Graduate Programmes



Apprentice of the Year

Eoin Hicks

Apprentice Housing Officer



My apprenticeship is a blend between practical learning and hands on experience working with Housing Officers at Radius and studying the fundamental aspects of social housing over a 2 year course.

After completing my university degree, I began looking at apprenticeships with Radius as it gave me the opportunity to progress into a career related to my degree with the tools to study the background of the role and sector whilst also completing the daily duties expected of housing professionals.

Having transferable skills will give me the ability to move and progress throughout my career, be that housing support, or repairs and maintenance management.

I hope one day to work abroad to gain an insight into the housing sector in different cultures, allowing me to return and impact positive change within social housing sector of Northern Ireland.

Daniel McIlmail

Apprentice Business Administrator

I am currently working as an HR Administrator, while studying a Level 3 Business Administration Apprenticeship through Belfast Metropolitan College.

This involves attending class every fortnight via Teams and a 1-1 meeting with my college tutor every month.

On completion of my course, I would like to become a full-time HR professional at Radius Housing, and to gain further HR qualifications to allow me to progress my career.

This apprenticeship has given me the opportunity to kick start my career in HR, it has also allowed me to learn how all the departments in Corporate Services work, and what makes Radius such a great organisation.

I get great job satisfaction knowing that I have played a significant part in the recruitment process, helping our organisation attract the best possible candidates, enabling them make a positive contribution.

Charity Partnerships

Action Cancer - Celebrating the Impact We've Made!

After two incredibly meaningful years, we are bringing our corporate charity partnership with Action Cancer to a close.

Maximising Opportunities

Since the partnership began, colleagues across the business have shown outstanding commitment, generosity, and creativity, together raising an amazing £55,000 in support of Action Cancer's vital work.

Thanks to your efforts, our fundraising has helped Action Cancer continue delivering life-saving services, including cancer prevention programmes, early detection services, and support for people affected by cancer across our community. The funds raised will make a genuine difference to countless individuals and families.

From organised fundraising events such as Pancake breakfast mornings to Golf putting challenges as well as individual initiatives like the seven summits hike and trekking in Cuba, every contribution, large or small played a part in reaching this milestone. This achievement truly reflects the compassion and teamwork that runs throughout our organisation.

50,000 Thank-yous

We would like to extend a sincere thank you to everyone who supported this partnership. Your enthusiasm and commitment have been instrumental in its success, and Action Cancer has shared its deep appreciation for the support shown over the last two years.

Thank you once again for helping us make a difference and for making this partnership such a meaningful and memorable one.



Paul Fagan - To Cuba and Beyond!

I expected it to be the toughest physical challenge I had undertaken in over 20 years, and I was not disappointed.

A constant deluge of post-hurricane/monsoon rain was our companion for the entirety of day one. Trickle became streams, streams became rivers, and rivers burst their banks, leaving us to navigate a dangerous and treacherous trail that at times had all but disappeared, swallowed up by mud slides.

This in turn would lead to two days of trekking through a floor of energy sapping sticky red clay below a mountain top jungle canopy as the heat and humidity rose and water bottles ran dry. With night-time spent in small, hot tents, what little sleep we got was interrupted by outbreaks of rain, thunder and lightning, with 5.00am wake up calls being provided by the nearby roosters.

Come day four, aka The Longest Day, being able to stop, enjoy the views and smell the guava was never an option, with every upwards step requiring total focus, as one single misplaced foot would mean a tumbling fall down a mountain from 900 metres up resulting in certain death.

Always on the Up!

After four days going up, the fifth and final day was expected to be an easier downwards descent. But of course, it started with more up! A suspension bridge crossing marked the symbolic end to not just the fifth day, but the trek itself. Not quite as high as the Carrick-a-Rede rope bridge, but after five days in the mountains, it was still a knee jangling experience.

Ignoring the pain and various challenges aside, it's genuinely been a life-changing opportunity to take on the trek, whilst at the same time raising invaluable funds for the charity.

Left - Our CEO John McLean with Gareth Kirk CEO of Action Cancer.



Every picture tells a story - many of our schemes raised huge sums which all added to our massive final total



We secured additional facilities of
£150million
of private finance

Radius Director of Finance, Alan Thomson with the wider Ulster Bank Team.

Assured Business

Future-proofing Sustainable Finance in Northern Ireland



We caught up with Kenton Hilman, Head of Corporate and Property at Ulster Bank as he was given a tour of our Tate's Avenue project in Belfast.



Ulster Bank

How does Ulster Bank continues to support the NI social housing sector

Ulster Bank has been a lead provider of finance to the social housing sector in Northern Ireland for many years. The sector plays a vital role in addressing housing needs and fostering social inclusion, which aligns closely with the bank's purpose of helping customers, colleagues and society thrive.

Working with Radius on this latest loan facility

Ulster Bank is supporting the construction of hundreds of new social rental properties in Northern Ireland by providing millions of pounds in social rental loans to the social housing sector here. The bank has just agreed a loan of £20m to support the largest local provider Radius, as part of the bank's commitment to supporting the sector.

What's special about this deal?

Ulster Bank's parent group, NatWest, has a social rent loan fund of £1 billion to boost building of social rent homes across the UK. Radius is the first housing association in Northern Ireland to complete a transaction with Ulster Bank under the NatWest's social rent loan fund.

Optimising Finances

Social rent homes are designed to provide affordable housing for people on lower incomes and are let to tenants at significantly lower than private market rates. Eligible housing associations that are existing customers of the bank can apply for the social rent loans which are incentivised with discounted interest margins plus no arrangement fee.

The aim of providing discounted loans for building social rent homes not only supports their construction but also enables housing associations to allocate funds towards improving living conditions within the communities they serve.

Kenton Hilman, Head of Corporate and Property at Ulster Bank said: "Ulster Bank is playing its role in this by supporting the Northern Ireland social housing sector to build vitally needed social rental properties."

Alan Thomson, Radius Director of Finance, said: "This funding represents an important milestone for Radius and demonstrates the value of innovative partnerships in addressing Northern Ireland's housing need."

Louise Bailey, Partner at A&L Goodbody, legal advisers to Ulster Bank, added: "The transaction demonstrates how innovative financing can support the delivery of much-needed affordable homes while creating lasting social value for communities across Northern Ireland."

Jon Coane, Partner and Head of Funding for Anthony Collins Solicitors LLP commented: "As a social purpose law firm, we are very proud to have supported Radius Housing with this first social rent loan for Northern Ireland. This will enable Radius to build more social rent homes at a time when they are much needed. Anthony Collins are privileged to play their part in supporting housing associations in Northern Ireland, having recently also advised on the first affordable rent pilot."



The new Tate's Avenue Building.

Assured Business

The Radius Foundation - Creating Opportunities for Everyone

We staged the Radius Foundation’s inaugural fundraising gala ball at the Culloden Hotel in Holywood, raising almost £53,000!

To say the event was a great success would be an understatement. The event was designed and executed by our colleague Jennifer Cuthbert, aided by Alison Rodgers, and with the support of Lesa, Ashleigh, Sam, Paul, Michael and Elaine, among others.

Their creativity, hard work and cajoling on the evening, meant that all 200 attendees were happy to donate their cash towards this very worthy cause. This in return for a superb night of entertainment and prizes.

We were also delighted to have our colleague Carly Wilson, Care Assistant at Spelga Mews and Miss Northern Ireland, attend and support the event. Also supported by our business partners and sponsors of the Gala Ball, they were most generous in their giving, and with their compliments around how well they and their guests had enjoyed the evening.

The Chairperson of the Radius Foundation, Lorraine Campbell MBE reminded attendees of the purpose of the Radius Foundation and special videos aired on the night, showed how Radius is working with partners in the field to support our tenants.



“ The Foundation will build more than homes, but futures filled with opportunity, resilience, and hope.”
Julia Gavin, Tenant Foundation Board Member

A Housing Association First

Radius is the first housing association on the island of Ireland to establish a Foundation with the purpose of supporting the communities we serve. The Gala Ball shows what we can jointly achieve with our business partners, when led by creative and driven people among us, like Jennifer and Alison.

We all look forward to watching the Radius Foundation go from strength to strength in the years to come.

Community Chest

Through the Community Chest Programme, the Foundation approved funding for 48 projects delivered by local community groups across Northern Ireland, with grants totalling £24,996. This programme supports a diverse range of community initiatives aimed at improving wellbeing, social inclusion, and community participation. Funded projects included Tai Chi classes, community gardening initiatives, and a school-based café designed to provide students with Special Educational Needs and Disabilities (SEND) with practical learning opportunities and real-life work experience.

These projects have contributed to stronger community connections and enhanced opportunities for participation, learning, and wellbeing at a local level.

Starter packs

Two years ago, we established the Radius Essentials Scheme, providing starter packs and vouchers for people establishing households for the first time. In 2025/26:

- £83,000 of packs and vouchers supported 255 households through:
- 89 households vouchers
- 66 households starter packs, including 21 children’s packs

Arts Council Funding

The Foundation contributed an additional £5,000 towards Arts Council funding secured to deliver Rural Roots, an intergenerational engagement programme involving youth groups alongside tenants living within Independent Living and Dementia Supported Living Schemes.

This programme aims to address social isolation and promote positive mental wellbeing through creative participation, shared experiences, and meaningful community interaction. Rural Roots will continue until August 2026, supporting ongoing engagement across participating communities.



Having a ball - The inaugural Radius Foundation Ball, held at the Culloden Hotel, in full swing.



Assured Business

Celebrating Our Successes

CIH Housing Awards

CIH All-Ireland Housing Award Winners 2026

In March 2026, we were thrilled to announce that our incredible Housing for All Team (HfA) brought home the win, with a project led by Lisa Mooney, for the Ballymena Schools PB, Radius Housing in partnership with Hare's Corner Co-operative, Politics in Action and NI Electoral Commission. (Left)

This win is so much more than just an award. It's a reflection of the hard work, collaboration, and passion from everyone at Radius and in particular the Housing for All Team put into our local communities.

Peninsula Care Awards

Residential Home of the Year Award Winners 2025

We are also proud to announce that Loughview Housing with Care was awarded Residential Home of the Year at the 2025 Peninsula Care Awards, a celebration of excellence and recognition across the care sector.



Our successful HfA team at the CIH Awards

Property Awards

It was another successful year for our Development Team, entering and being nominated in a number of awards and categories in some of Northern Ireland's and the UK's most prestigious recognition bodies and with some notable wins!

The role of honour is as follows:

Belfast Telegraph Property Awards 2026

Winner - Developer of the Year

RTPI - 2025 NI Awards

Winner – Best Partnership - Creevagh Heights

Winner - Best Regeneration – Ross Street*

*Only NI project highly commended at the national awards.

Inside Housing Development Awards, London 2026

Winner - Ross Street Mews Development

Commended Best Housing and Communities

St Patrick's Shared Housing

Brick Awards 2025

Winner – Best Urban Regeneration Project – Ross Street Mews

Building and Architect of The Year 2026 - Ireland

Winner – Best Affordable/Inclusive Housing Award – Ross Street Mews, Belfast

RSUA Awards 2026

Ross Street Mews Development

RTPI Awards for Planning Excellence 2026

Winner - Best Housing and Communities

Tates Avenue, Belfast

RICS 2026

High Commended - Residential Development
Daisyfield Court, Derry/Londonderry



Main: Topping off a great year - Denise Quinn and Michael Graham pick up our RICS Award at the Europa Hotel, Belfast.

VFM and Energy

Greater Value for Money

Achieving Value for Money (VFM) and continuous improvement remain key priorities for Radius. We aim to utilise our assets and resources as best we can to meet the needs of existing and future tenants and residents.

The business environment has remained challenging in recent years, with almost no opportunities presenting for savings through tendering and re-procurement.

That being said, value for money remains a key concern for our tenants and the gap between Radius Social Rents and those of the Private Rented Sector (PRS) widened further, with the average gap across our 11 local authorities rising from 24.2% to 28.8% versus 12 months ago. Our largest variance from private rent levels is in the Belfast Area with Radius rents on average sitting 49.5% below the average private rent in the city. Notable achievements include:

- Securing additional ‘Housing for all’ funds for shared communities
- Shielding of customers from the full extent of actual service and heating charges
- Reduced waste
- Establishing processes for recovering charges for damage and misuse of properties
- Higher performance through empowered staff
- Maximising our social value
- Positive customer and staff engagement
- Community safety and regulatory compliance

Shared Housing and Good Relations

In terms of social value, we managed to grow our Shared Housing and Good Relations Plan funding to over £10m which will benefit our communities.

VAT Recovery

Through 2025/26 we invested over £1m in our shared communities. Radius Homes achieved a VAT recovery of around £299k on design services in the year.

Service Charges

We shielded tenants from around £1.3m of the actual cost of services by reduced service charges.

Community Chest

We donated £59k to the Radius Community Chest Fund for the benefit of our tenants and assisted those most vulnerable by way of our Hardship Fund of £89k.

Energy Generation

In addition to the 600,000+kWh of solar energy generated from around 600 PV panels across our stock, the Renewable Obligation Certificates (ROC’s) contribution for the same panels reached £96k over the year.

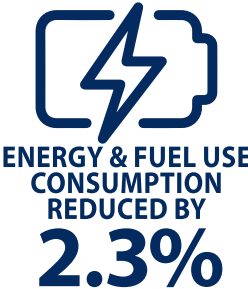
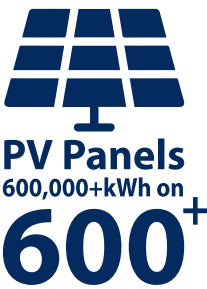
Energy Reduction

In the same period, we reduced our overall consumption of energy and fuel by 2.3%.

Value for Money Breakdown

In total our 2025/26 Value for Money initiatives benefited tenants to the level of almost £3.3m:

Community investment activities	£1,082k
VAT recovery through Radius Homes	£299k
Radius Community Chest Fund	£59k
Radius Tenant Hardship Fund	£89k
Tenant Starter Packs	£83k
Annual PV panel contribution	£96k
Heating & service charge costs absorbed by Radius	£1,570k
Total VFM for Radius Customers in 2025/26	£3,278k



New PV panel installation at Ross Street Mews.

Board and Governance

Effective horizon scanning and risk mitigation

We stress-tested our budget and business plan midway through 2025/26, calculating an LBE against a number of unfavourable variances and scenarios and found them to have an appropriate level of resilience and financial capacity to enable us to continue delivering on our objectives.

We revisited our risk appetite and tolerance and updated our risk appetite framework to guide the board, committees and management in their decision making.

Having scanned our business environment, we see the latest risks to Radius and our customers as:

- An ‘under-funding’ of the social housing new-build programme.
- Diminishing capacity in NI Water infrastructure for new build.
- Construction, maintenance and bought-in service costs outstripping revenue funding and rental income.
- Rising care and supported housing costs outstripping funding.
- Cyber and data security attacks.
- New fire-safety, damp remediation and sustainability building standards.
- Availability of land in areas of demand.
- Geo-political effects of war on asylum seekers, commodities and food costs.
- Growing population of older people with more complex needs.

We continue to work with our tenants, partners and staff to ensure all services operate at optimal performance levels. We have initiated a 3-year ‘Optimisation and Improvement Plan’ aimed at protecting Radius’ operating surplus through enhanced cost controls, reduced wastage and revenue raising measures.

At the same time, we will continue with our community investment initiatives, building resilience within our neighbourhoods. Our staff help to sustain tenancies while supporting tenants into work and education.

We will publish our latest Environmental Social and Governance Report to the Sustainability Reporting Standards as well as refreshing our 5 Year ESG Strategy – *The Radius Sustainability Way*.

Accountability and Good Governance

The Board of Management is a voluntary Committee who have responsibility for the strategic direction, general policy and management of the Group. The day-to-day management of operations is delegated to the Group Chief Executive and the Senior Management Team.

In 2025 our internal auditors, RSM, were asked by the Board to review our governance and the effectiveness of board and committee meetings. Their findings were largely very positive with recommendations mainly focussing on the development of bespoke skills for some members.

Throughout the corporate-planning period the Board has benefited from an extensive programme of strategic and training events provided through a blend of in-house and external subject experts.

The Board have had the opportunity to mix and meet with management and staff at the annual Christmas lunch, the AGM Staff Awards and Staff Conference events.

Likewise, they have met with tenants and residents while visiting schemes and attending tenant conferences and official scheme openings.

Radius has two tenant board representatives, one sitting on the Group Board and the second on The Radius Foundation Board.

We have independent members on each of the Tealstone and Radius Homes Boards. Radius is very grateful for the dedication and direction afforded to the Association by its voluntary board members.

Responsibility for the identification of risks is clearly defined and operates through a cascading risk assessment process.

Key risks facing the Group are considered by the Board of Management at each board and committee meeting.

Each directorate updates its own risk register every month and undertakes horizon scanning for possible future risks. These in turn are elevated upwards to the Radius Corporate Risk Register.

The Board is made up of 67% male and 33% female. Of the 12 members 50% are under 65 years of age.

Board members undertake training, awareness sessions and seminars throughout the year, covering a broad range of topics.

There were in-house workshops on:

- Stress testing the business plan and budget.
- Compliance and Inspection.
- Radius risk tolerance and appetite.
- 2025/26 customer rent and service charge settlement.
- New public procurement regulations.
- Managing anti-social behaviour.
- Understanding the latest Radius treasury options and associated covenants.
- The 2025/26 major repairs Investment Plan.
- An overview of stock condition survey options.
- AI options for Housing.

The Board held its strategic review event in Ballymena which included the Annual Group Appraisal, and was attended by local business partners and public representatives.

Radius and its subsidiaries

Radius, as the parent company, provides housing, care and support to communities in Northern Ireland and is the controlling member of the Group.

Radius Homes Limited provides property development services to assist the Association in delivering its social housing development programme.

The Radius Foundation (Formerly Fold Housing Trust) is a charity recently set up to help relieve financial hardship, unemployment and poverty while promoting economic, social and environmental wellbeing within the communities we manage.

Tealstone Developments Limited provides investment opportunities outside of the objects of the Association which are expected to deliver a profitable return on investment, to be reimbursed to the Association.

Radius Direct Limited is a direct labour organisation providing an in-house repair service.

Business Plan KPI Scorecard	Performance Indicator	2025/26 Target	Performance
	• Customer satisfaction with Planned and Response Maintenance services	90%	96%
	• Maintain Short Term Voids Below Target	2.70%	2.21%
	• Maintain Housing with Care Short Term Voids Below Target	2.30%	2.20%
	• Reduce Gross Arrears as % of Rent by Year End	4.30%	4.96%
	• HWC Arrears as % of Charge by Year End	2.50%	1.84%
	• Emergency repair times ≥ (24 hours)	96.25%	96%
	• Urgent repair times ≥ (4 working days)	92.36%	89.47%
	• Routine repair times ≥ (20 working days)	88.92%	86.10%
	• Handover of completed new homes	330	315
	• Commence new social homes on site	330	374
	• Maintain Radius Staff Monthly Absence rate of ≤ 3.3%	3.30%	3.21%
	• Maintain Staff Turnover rate of ≤ 14%	14%	9.84%
	• Telecare response time <60 seconds	97.50%	91.70%
	• Retain Moodys A2 Stable Rating	Retain	A2 Stable rating awarded

Summary Statements

Consolidated Statement of Comprehensive Income for the year ended 31 March 2026		
	2026 (£)	2025 (£)
Turnover	124,106,155	115,522,994
Operating costs	(101,492,656)	(94,552,519)
Operating surplus	22,613,499	20,970,475
Transfer to Disposal Proceeds Fund	-	(22,916)
Transfer (to)/from Tenant Services Fund	22,590	(58,508)
Exceptional item - impairment of property	(707,265)	-
Interest receivable and similar income	455,368	568,666
Interest payable and similar charges	(12,407,843)	(10,888,816)
Net pension income	5,162,800	3,622,794
Surplus before tax for the financial year	15,139,149	14,191,695
Taxation	10,564	-
Surplus for the financial year	15,149,713	14,191,695
Other comprehensive income/(expense):		
Fair value gain on financial instruments	19,103	23,596
Pension scheme deficit reduction payments	(1,337,000)	(1,337,000)
Actuarial loss in respect of pension schemes	(5,183,000)	(3,624,000)
Total other comprehensive expenses	(6,500,897)	(4,937,404)
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	8,648,816	9,254,291

Consolidated Statement of Financial Position as at 31 March 2026		
	2026 (£)	2025 (£)
FIXED ASSETS		
Housing properties - depreciated cost	1,082,197,775	1,028,020,063
Other tangible fixed assets	17,764,530	13,967,593
Investments	5,096,262	4,930,032
	1,105,058,567	1,046,917,688
CURRENT ASSETS		
Stock	11,082,702	11,941,937
Debtors	46,475,820	24,072,025
Investments	1,856,612	342,011
Cash at bank and in hand	2,495,292	4,219,899
	61,910,426	40,575,872
Creditors: amounts falling due within one year	(53,996,178)	(49,030,939)
Net current assets / (liabilities)	7,914,248	(8,455,067)
Total assets less current liabilities	1,112,972,815	1,038,462,621
Creditors: amounts falling due after more than one year	(925,071,227)	(859,209,849)
Net assets	187,901,588	179,252,772
CAPITAL AND RESERVES		
Called up share capital	25	26
Capital reserve	278	277
Revenue reserve	187,901,285	179,252,469
TOTAL CAPITAL AND RESERVES	187,901,588	179,252,772

Governance

Chair:

Martin Pitt MBE

Vice-Chair:

Jaclyn Richardson

Members:

Ciaran Doherty

Stephen Dolan

Linda Kelly

Bobby McConnell

Peter McGuinness

David Quinn

Niall Quinn

John Taggart

Helen Walker

Independent Members:

Lorraine Campbell MBE Radius Foundation

Melanie English Tealstone

Iain Lees Tealstone

Des Neill Radius Homes & Tealstone

Julia Gavin Radius Foundation

New Members Appointed:

Lorraine Campbell MBE

Independent Board Member of

Radius Foundation (June 2025)

Retired/stepped down during the year:

None

Committee Structures:

Radius operates the following standing sub-committees:

- Audit & Risk
- Customer Experience Committee
- Development
- Finance, HR, ICT and Corporate Services

Right - Radius Tenant Board Member, Bobby McConnell, presenting Chairman Martin Pitt with a crystal rose bowl at the Radius Housing AGM 2026, to mark him being awarded an MBE in the King's Birthday Honours.

Senior Management Team:

John McLean OBE

Chief Executive

Anita Conway

Director of Development

Martin Gillespie

Director of Assets

Greer Wilson

Director of Care & Support

Sharon Patterson

Director of Corporate Services

Alan Thomson

Director of Finance & IT

Loma Wilson

Director of Communities

Group Structure:

Radius Housing Association Limited provides housing, care and support to communities in Northern Ireland and is the parent organisation.

Radius Homes Limited provides property development services to assist the Association in delivering its social housing development programme.

Tealstone Developments Limited is the private development arm of the Group.

Profits emerging from the activities of both subsidiaries are gifted back to the parent organisation. Both have independent board members.

The Radius Foundation is a charitable trust set up to provide support services to our residents throughout Northern Ireland.

Radius Direct Limited is a direct labour organisation providing an in-house repair service.





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Everyone has a place