

J & M Residential Lettings Limited trading as JMHA

Financial & Spending Information 2025/26

Issue date	2 September 2026
Effective date	1 October 2026
Review date	September 2027, or earlier if STAIRs requirements or JMHA arrangements change
Status	PUBLICATION VERSION
STAIRs contact	mark@jmha.co.uk 0333 456 4737 PO Box 721, Rochdale, OL16 9PD

Purpose

This document provides a concise tenant-facing summary of financial and spending information held by JMHA that is relevant to the management of its social housing. It is published under the STAIRs 'Spending' class. It is not a substitute for J & M Residential Lettings Limited's statutory accounts.

Repairs and maintenance investment

Item	Information
Period	6 April 2025 to 5 April 2026
Repairs and maintenance spend recorded in JMHA's owned-portfolio repairs register	£77,095.22
Dated repair/maintenance entries included	219
Properties with recorded spend in the period	52
Emergency repair target	Attention within 24 hours
Tenant service charges	JMHA does not currently recharge a separate service charge to its social-housing tenants

The repairs figure is calculated from dated entries in JMHA's owned-portfolio repairs register falling between 6 April 2025 and 5 April 2026. The underlying register contains property-level information and repair descriptions and is therefore not published wholesale.

What the repairs figure covers

- Responsive and routine repairs.
- Electrical works and repairs.
- Gas/heating and boiler-related works where recorded in the repairs register.
- Plumbing, fixtures and replacement items.
- External, garden, roof and property-condition works where recorded.
- Works undertaken between tenancies where recorded in the owned-portfolio repairs register.

Grants

JMHA's latest finalised statutory accounts record government grants connected with property acquisition/renovation arrangements. Those statutory accounts are publicly available through Companies House. JMHA will update this tenant-facing summary when newer finalised financial information is available.

Borrowing and property valuations

JMHA does not include mortgage balances, lender terms, interest rates, annual borrowing costs or investment-property valuations in this tenant-facing STAIRs spending summary. Where a tenant makes a specific information request from 1 April 2027, JMHA will consider the request under the STAIRs Information Access & Review Policy and the Government policy statement.

Company information

J & M Residential Lettings Limited is registered in England and Wales, company number 06565577. Statutory accounts are filed with Companies House and are publicly available through the public register.