

PLUMLIFE HOMES LIMITED
(formerly Central Methodist Housing Association)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2008

PLUMLIFE HOMES LIMITED

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008**

Contents:

	Page
Directors and Advisors	1
Report of the Board	2 – 7
Reports of the Independent Auditors	8 - 9
Income and Expenditure Account	10
Balance Sheet	11
Cash Flow Statement	12 – 13
Notes to the Financial Statements	14 – 28

PLUMLIFE HOMES LIMITED

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008**

DIRECTORS & ADVISORS

Board of management:

(See page 2)

L. Coop (Chair)
G. Williams (Deputy Chair)
G. Martin
R. Kirkwood
D. Cummins
P. Stott
L. Rawlinson
M. Pilotti
J Moon
M. Gray
M Harrison

Secretary:

P. Elvy

Senior executive officer:

D. Cummins, Assistant Director of Housing Services
(resigned 22/05/08)

M. Harrison, Deputy Chief Executive of Great Places
Housing Group (appointed 22/05/08)

Registered & head office:

Southern Gate
729 Princess Road
Manchester
M20 2LT

Web site:

www.greatplaces.org.uk
www.plumlife.co.uk

External Auditors:

Beever & Struthers
St. George's House
215-219 Chester Road
Manchester
M15 4JE

Internal Auditors:

Mazars LLP
Merchant Exchange
Whitworth Street West
Manchester
M1 5WG

Solicitors:

Trowers & Hamilins
Heron House
Albert Square
Manchester
M2 5HD

Bankers:

The Royal Bank of Scotland plc
P.O. Box 356
38 Mosley Street
Manchester
M60 2BE

Housing Corporation Registered Number:

SL3224

PLUMLIFE HOMES LIMITED

**REPORT OF THE BOARD
FOR THE YEAR ENDED 31 MARCH 2008**

The Board presents its report and audited Financial Statements for the year ended 31 March 2008.

Legal Status

The association is registered under the Industrial and Provident Societies Act 1965 and is a registered non-charitable social landlord. On 9th November 2007 Central Methodist Housing Association Limited changed its name to Plumlife Homes Limited.

Principal Activities

The association's principal activity is the management of shared ownership housing and of private housing schemes

Board

The members who served on the Board during the year were:

- D.H. Copley (Chairman) (Resigned 15.11.07)
- M. Coates (Deputy Chairman) (Resigned 15.11.07)
- L. Coop (Chair)
- M. Hampar (Resigned 24.01.08)
- A. Harris (Resigned 24.01.08)
- M. Leigh (Resigned 15.11.07)
- M. McDermott (Resigned 24.01.08)
- G. Martin
- A. Ranfield (Resigned 24.01.08)
- G. Simpson (Resigned 24.01.08)
- G. Cresswell (Resigned 24.01.08)
- J. Clifton (Resigned 15.11.07)
- R. Kirkwood (Appointed 15.11.07)
- D. Cummins (Appointed 15.11.07, Resigned 31.05.08)
- P. Stott (Appointed 15.11.07)
- G. Williams (Deputy Chair) (Appointed 15.11.07)
- L. Rawlinson (Appointed 24.01.08)
- M. Piloti (Appointed 24.01.08)
- J. Moon (Appointed 24.01.08)
- M. Gray (Appointed 24.01.08)
- M Harrison (Appointed 31.07.08)

Each Board member holds one fully paid share of £1 in the association.

Directors

Mr D. Cummins was an Assistant Director of the Association and he was also a member of the Board, until his resignation on 22nd May 2008. Matthew Harrison the Deputy Chief Executive of the Great Places Group was appointed as both the senior executive officer and member of the Board on the 22nd May 2008.

Review of Year

The year to 31 March 2008 saw an increase in the number of units in management of 652 (net of 7 staircasings in respect of property owned through the association). A further 15 properties which were managed on behalf of Manchester Methodist HA also staircased. Staircasing/sales activity remained active, yielding a net gain on disposals of £240K as against £207K in the previous year on the same number of staircasings. However, during the latter part of the year 2 downward-staircasings took place of Plumlife owned properties.

As noted above, Plumlife Homes, is a registered social landlord with non-charitable objectives and is therefore liable to corporation tax. Liability to corporation tax can be mitigated, however, by making a payment under the "Gift Aid" scheme.

PLUMLIFE HOMES LIMITED

REPORT OF THE BOARD FOR THE YEAR ENDED 31 MARCH 2008

Review of Year (continued)

In respect of the year ended 31 March 2008 a gift aid payment of £400k was made on 31st March 2008. After making the Gift Aid payments referred to above, the association recorded a net surplus after interest and taxation of £25K and carried forward revenue reserves totalling £685K.

Housing Properties

The movement in the association's housing properties is shown in Note 12 and relates to both upward and downward staircasing activity.

Employees, Diversity and Equal Opportunities

The association has, and continually reviews, a full and comprehensive policy of diversity and equal opportunities. The policy complies with all legislative requirements and follows best practice. We are "Positive about Disabled People". Staff receive regular and thorough training in the subject as part of the association's ongoing core training programme.

The strength of the association lies in the quality and commitment of its employees and our ability to meet our objectives and commitments to tenants and the community in an efficient and effective manner depends on their contribution throughout the organisation. The association uses a variety of methods to provide information on its objectives, progress and activities. We seek the views of employees on all matters of common interest and concern and upon the best methods by which to achieve our overall objectives. As part of this process, we have established a formal Staff Association which meets at least quarterly. As part of the consultative and feedback process, the group undertakes an externally managed and confidential annual staff survey and feeds the results of this into its Human Resource plans.

The group is proud of its "Investors in People" accreditation and adheres to the strict codes of conduct and practice required under it.

Donations

During the years ended 31 March 2008 and 2007 Plumlife Homes has made no political contributions and any charitable donations were made during the course of its ordinary activities.

Going Concern

After making enquiries, the Board has a reasonable expectation that the association has adequate resources to continue in operational existence for the foreseeable future. For this reason, as noted below, it has adopted the going concern basis in preparing the Financial Statements.

Statement of the Responsibilities of the Board for the Financial Statements

The Industrial and Provident Societies Acts require the Board to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the association and of the surplus of the association for that period. In preparing these Financial Statements, the Board has:

- selected suitable policies and applied them consistently;
- made judgements and estimates that are reasonable and prudent;
- followed applicable accounting standards and the Statement of Recommended Practice: "Accounting by registered social landlords" or stated where this practice has not been adhered to; and
- prepared the Financial Statements on a going concern basis unless it is inappropriate to do so.

PLUMLIFE HOMES LIMITED

**REPORT OF THE BOARD
FOR THE YEAR ENDED 31 MARCH 2008 (continued)**

Statement of the Responsibilities of the Board for the Financial Statements (continued)

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the Financial Statements comply with the Industrial and Provident Societies Acts and the Housing Acts. It is also responsible for safeguarding the assets of the association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities by establishing and maintaining a satisfactory system of control over the association's accounting records, cash holdings and all its receipts and remittances.

As far as the Board is aware there is no relevant audit information of which the auditors are unaware.

The Board has taken all steps they ought to have taken as board members in order to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Statement on the System of Internal Control

The Board acknowledges that it has overall responsibility for establishing, maintaining and monitoring the whole system of internal control and for reviewing its effectiveness. This responsibility applies to all the activities of the Organisation.

The Board recognises that no systems of internal control will provide absolute assurance and/or eliminate risk. The systems of internal control are designed to manage risk and provide reasonable assurance that business objectives will be achieved, that key performance indicators will be met, and expected process outcomes met. Our control systems also give reasonable assurance relating to the preparation and reliability of financial/operational information, and the safeguarding of the organisation's assets and interests.

In meeting these responsibilities, the Board has adopted a risk-based approach to internal controls which are embedded within the governance and management culture of the Organisation. The Organisation has an ongoing and regularly reviewed process for identifying, evaluating and managing the risks its faces and also has a policy for "Dealing with Fraud and Misappropriation" that deals with identifying, evaluating and managing those risks.

This approach includes an annual review of the nature and extent of the risks facing the Organisation and is consistent with the principles of Turnbull, as set out in Housing Corporation Circular 07/07: Internal Controls Assurance.

Identification and evaluation of key risks

Responsibilities have been clearly defined for the identification, evaluation and control of significant risks. The Board, the Group Audit Committee and the Management all have clearly identified roles.

Group Audit Committee

The Group Audit Committee is responsible for making recommendations to the Board on the effectiveness of internal controls and management systems. It fulfils this role by reviewing the Internal and External Audit services and reviewing progress with risk management and management's progress in addressing control weaknesses. It considers the report on internal control, recommending it for approval by the Board. The Group Audit Committee Chair reports to the Board on the Committee's work.

Internal Audit

Internal Audit provides the Board with an annual Summary Report on internal control, based upon its audits of both financial and non-financial systems in the year. Audits in 2007/8 have reviewed key internal control areas such as rent accounting, payroll, property services, asset management, ICT, Supported Housing, Development appraisal, risk management and customer care, in addition to a rigorous follow up process.

New internal auditors, Mazars, were appointed in April 2007 following a comprehensive EU compliant selection process. A carefully planned handover process included undertaking a detailed Audit Needs

PLUMLIFE HOMES LIMITED

REPORT OF THE BOARD FOR THE YEAR ENDED 31 MARCH 2008 (continued)

Statement on the System of Internal Control (continued)

Analysis exercise, drawing on the perceptions of the control environment of a cross-section of the Group's managers, including the Executive Team.

This was followed by the development of a new three-year Internal Audit Plan which was approved by the Group Audit Committee in July 2007, the first year of which has been successfully implemented including all of the areas mentioned above. The plan is reviewed annually to ensure it remains up to date, relevant and reflective of the risk environment.

Each audit results in an action plan aimed at addressing control weaknesses and/or opportunities for adopting best practice. At each visit, the auditors also complete a review of the progress made in implementing the recommendations agreed in previous audits.

Risk management

The risk management process continually reviews the risks to the achievement of the Organisation's goals and objectives. Through regular updates to Management meetings and the Group Audit Committee, it provides an assessment of the effectiveness of existing controls and the requirement and plans for strengthened controls.

The Organisation operates an inclusive process for risk identification, drawing upon the knowledge and ideas of staff from across the organisation. Responsibility for the evaluation and control of risk is clearly defined.

The Organisation recognises that embarking on new initiatives can present heightened or unpredictable levels of risk. Robust project management, together with regular reporting through the "Major new initiatives" report help ensure that the Organisation's risk management balances learning from previous projects with a well planned forward looking approach.

Environmental and control procedures

The Board retains responsibility for defining and ensuring compliance with organisational objectives and values, establishing strategies and policies to achieve the objectives. The Board also retains responsibility for approving the budget and financial accounts and meeting all regulatory requirements. A range of policies and procedures cover operational control issues such as delegated authority, treasury management, health and safety, procurement and fraud prevention and detection.

Governance

The Organisation's governance framework has been independently reviewed and revised in 2007, ensuring compliance with best practice. The framework sets out the focus of authority through terms of reference for Committees and a clear scheme of delegation. The senior management of the Organisation has considered, the assurance framework in relation to the internal control activities for which they are responsible and a report has been considered and reviewed by the Group Audit Committee on behalf of the Board.

Strategies, Policies and Procedures

The Organisation ensures that its policies and procedures are kept up to date, relevant and reflect best practice. In the Autumn the Board approved a fundamentally updated set of Financial Regulations and this is being supported by a revised Schedule of Delegated authority which is currently being rolled out. During the year other policies and strategies that have been reviewed include the Procurement Policy, the Regeneration Policy, the Equality and Diversity Strategy, the Hedging Strategy and the Growth Strategy.

Information and financial reporting systems

Financial reporting processes include a long term business plan, detailed budgets for the year ahead, detailed management accounts produced monthly and forecasts for the remainder of the financial year. These are reviewed in detail by management and are considered and approved by the Board. The Board also regularly reviews a range of key performance indicators produced within a balanced

PLUMLIFE HOMES LIMITED

REPORT OF THE BOARD FOR THE YEAR ENDED 31 MARCH 2008 (continued)

Statement on the System of Internal Control (continued)

scorecard to assess progress towards the achievement of key business objectives, targets and outcomes.

Financial planning, accounting and reporting

The Board receives regular financial management reports, incorporating progress against the annual budgets, explanation of variances and corrective action taken. Revised forecasts are presented to the Board for approval. The accounts are prepared by competent and experienced finance staff utilising clear accounting policies. Budget holders receive monthly budget reports and participate in meetings with finance staff to review financial performance and project future outturn.

Performance monitoring and reporting

The Board receives regular performance monitoring information in a summary balanced scorecard format, identifying actual and projected performance against key targets. More detailed supporting information is provided where performance on high-level indicators is not in line with targets. Management consider the full scorecard monthly, identifying performance trends and initiating corrective action where necessary. In addition, managers and staff review performance for arrears, voids, lettings and repairs regularly, often on a weekly basis.

Monitoring and corrective action

A process of regular management reporting on control issues provides assurance to management and to the Board. This includes a rigorous procedure for ensuring that corrective action is taken in relation to any significant control issues, particularly those that may have a material impact on the Financial Statements and delivery of our services.

Management Review

A programme of regular meetings ensure that the Organisation is focused on its business objectives, working to agreed targets and budgets, and responsive to customer, staff and stakeholder requirements. To fulfil this function, management receive reports from all business areas.

Benchmarking and external reviews

The Organisation participates in a range of benchmarking activity, welcomes reviews from third parties such as external audit, the Housing Corporation, the Audit Commission's Housing Inspectorate and Chartermark assessors, and measures its success through participation in appropriate award competitions.

These activities help identify instances of good and poor performance and practice, as well as control weaknesses. Careful considered action plans feature clear responsibility and timescales for implementation, and progress is monitored by Management and the Group Audit Committee.

Dealing with Fraud and Misrepresentation

The Group Audit Committee regularly reviews the Fraud register. The register includes details of actual and attempted fraud and details of the actions subsequently to ensure learning takes place. Following an attempted cheque fraud, the Organisation met with its bankers to ensure the control environment was appropriate, whilst following instances of cash fraud, procedures were tightened up and efforts renewed to minimise the receipt of cash.

Conclusion

The Board has been assured by the Audit Committee that it has received a report regarding internal controls and that the Committee has conducted its own review of the effectiveness of the systems currently in place.

The Board believes that the overall control structures are satisfactory and no control weaknesses have resulted that have led to any material financial loss to the organisation.

PLUMLIFE HOMES LIMITED

**REPORT OF THE BOARD
FOR THE YEAR ENDED 31 MARCH 2008 (continued)**

Statement on the System of Internal Control (continued)

The Board confirms that it is satisfied there are on-going processes in place to identify, evaluate, control and manage any significant risks faced by the organisation. These processes have been in place throughout the year under review, up to the date of the annual report and accounts, and they are regularly reviewed by the Board.

Auditors

The auditors, Beaver and Struthers, are willing to continue in office and a resolution to reappoint them will be proposed at the Annual General Meeting.

The report of the Board was approved on 31st July 2008 and signed on its behalf by:



**Phil Elvy,
Secretary.**

PLUMLIFE HOMES LIMITED

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
PLUMLIFE HOMES LIMITED**

We have audited the Financial Statements on pages 10 to 28 for the year ended 31 March 2008 which have been prepared under the historical cost convention and in accordance with the accounting policies set out on pages 14 and 15.

This report is made solely to the Association's members, as a body, in accordance with Section 9 of the Friendly and Industrial and Provident Societies Act 1968. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members as a body, for our audit work, for this report or for the opinions we have formed.

Respective responsibilities of the Board and auditors

The Board's responsibilities for preparing the Report of the Board and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Board's Responsibilities on pages 3 and 4.

Our responsibility is to audit the Financial Statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the Financial Statements give a true and fair view and are properly prepared in accordance with the Industrial & Provident Societies Acts 1965 to 2002, Schedule 1 of the Housing Act 1996 (as amended by the Housing Act 2004) and the Accounting Requirements for Registered Social Landlords General Determination 2006. We also report to you if the association has not kept proper accounting records, if the association has not maintained a satisfactory control over its transactions and if we have not received all the information and explanations which are necessary for the purposes of our audit.

We read information contained in the Report of the Board, and consider whether it is not inconsistent with the audited Financial Statements. We consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the Financial Statements. Our responsibilities do not extend to any other information.

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the Financial Statements. It also includes an assessment of the significant estimates and judgements made by the association's Board in the preparation of the Financial Statements, and of whether the accounting policies are appropriate to the association's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the Financial Statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion, we also evaluated the overall adequacy of the presentation of information in the financial statements.


PLUMLIFE HOMES LIMITED

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
PLUMLIFE HOMES LIMITED (continued)**

Opinion

In our opinion:

- the Financial Statements give a true and fair view in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the Association's affairs as at 31 March 2008 and of its surplus for the year then ended.
- the financial statements have been properly prepared in accordance with the Industrial and Provident Societies Acts 1965 to 2002, Schedule 1 of the Housing Act 1996 (as amended by the Housing Act 2004) and the Accounting Requirements for Registered Social Landlords General Determination 2006; and
- the information given in the Report of the Board is not inconsistent with the financial statements.


BEEVER & STRUTHERS,
Registered Auditors.
St. George's House
215-219 Chester Road
Manchester
M15 4JF

Dated: 31st July 2008

PLUMLIFE HOMES LIMITED

INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2008

		2008	Re-stated 2007
	Note	£000	£000
TURNOVER	2	869	697
OPERATING COSTS	2	(717)	(504)
OPERATING SURPLUS	2	152	193
Surplus on sale of housing properties	7	243	207
OPERATING SURPLUS ON ORDINARY ACTIVITIES BEFORE INTEREST	4	395	400
Interest receivable	5	61	54
Interest payable	6	(55)	(54)
SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION		401	400
Gift aid payment	9	(400)	(733)
Tax on surplus on ordinary activities	8	24	117
SURPLUS/(DEFICIT) FOR YEAR AFTER TAXATION CARRIED TO REVENUE RESERVE	20	25	(216)

There were no recognised gains and losses other than those included in the Income and Expenditure Account and therefore no separate statement of recognised gains and losses has been produced.

All amounts relate to continuing activities.

The above surplus/(deficit) is the historical cost surplus/(deficit).

The Notes to the Financial Statements contained in pages 14 to 28 form an integral part of the Financial Statements.

PLUMLIFE HOMES LIMITED

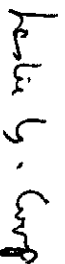
BALANCE SHEET AS AT 31 MARCH 2008

	Note	2008 £000	2007 £000
INTANGIBLE FIXED ASSETS			
Goodwill	12	16	-
TANGIBLE FIXED ASSETS			
Housing properties at cost	13	3,665	3,758
Social housing grant	13	(2,528)	(2,570)
Depreciation	13	(82)	(75)
		<u>1,055</u>	<u>1,113</u>
TOTAL FIXED ASSETS		<u>1,071</u>	<u>1,113</u>
CURRENT ASSETS			
Debtors	14	200	69
Cash at bank and in hand		895	941
		<u>1,095</u>	<u>1,010</u>
CREDITORS: Amounts falling due within one year	15	(900)	(826)
NET CURRENT ASSETS		<u>195</u>	<u>184</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,266</u>	<u>1,297</u>
CREDITORS: Amounts falling due after more than one year	16	581	637
CAPITAL AND RESERVES			
Share capital	19	-	-
Revenue reserve	20	685	660
		<u>685</u>	<u>660</u>
		<u>1,266</u>	<u>1,297</u>

The Notes to the Financial Statements contained in pages 14 to 28 form an integral part of the financial statements.

The Financial Statements were approved by the Board on 31st July 2008 and were signed on its behalf by:

BOARD MEMBER



BOARD MEMBER



SECRETARY



PLUMLIFE HOMES LIMITED

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2008

	2008 £000	2007 £000
NET CASH INFLOW FROM OPERATING ACTIVITIES	196	328
NET CASH INFLOW FROM RETURNS ON INVESTMENTS AND SERVICING OF FINANCE	8	1
GIFT AID PAYMENT	(400)	(733)
NET CASH INFLOW FROM INVESTING ACTIVITIES	207	314
NET CASH INFLOW / (OUTFLOW) FROM OPERATING ACTIVITIES	11	(90)
FINANCING	(57)	(70)
(DECREASE) IN CASH AND CASH EQUIVALENTS	(46)	(160)
1 RECONCILIATION OF OPERATING SURPLUS TO NET CASH INFLOW FROM OPERATING ACTIVITIES	2008 £000	2007 £000
Operating surplus	395	400
Surplus on sale of housing properties	(243)	(207)
Depreciation	10	10
Amortisation	3	-
	165	203
Working capital movements:		
Increase in debtors	(149)	(18)
Increase in creditors	180	143
	196	328
2 RETURNS ON INVESTMENTS AND SERVICING OF FINANCE		
Interest received	61	54
Interest paid	(53)	(53)
Net cash inflow from returns on investments and servicing of finance	8	1

Note

PLUMLIFE HOMES LIMITED

CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2008 (continued)

	2008	2007
	£000	£000
3 NET CAPITAL EXPENDITURE		
Sales of housing properties (net)	398	343
Recycled SHG passed to group member	(172)	(29)
Purchase of goodwill	(19)	-
Net cash inflow on capital expenditure	<u>207</u>	<u>314</u>
4 FINANCING		
Housing loans repaid	<u>(57)</u>	<u>(70)</u>
Net cash outflow from financing	<u>(57)</u>	<u>(70)</u>
5 RECONCILIATION OF NET CASH FLOW TO MOVEMENT IN NET DEBT		
Decrease in cash in the period	46	160
Cash used to repay loans	<u>(57)</u>	<u>(70)</u>
Change in net debt	<u>(11)</u>	<u>90</u>
Net debt at 1 April	<u>(270)</u>	<u>(360)</u>
Net debt at 31 March	<u>(281)</u>	<u>(270)</u>

6 ANALYSIS OF CHANGES IN NET DEBT	At 1 April 2007	Cash Flows	Other Changes	At 31 March 2008
	£000	£000	£000	£000
Cash and bank	941	(46)	-	895
Overdrafts	-	-	-	-
Debt due within one year	(34)	1	-	(33)
Debt due after one year	(637)	56	-	(581)
	<u>270</u>	<u>11</u>	<u>-</u>	<u>281</u>

PLUMLIFE HOMES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008**

1 ACCOUNTING POLICIES

(a) Accounting convention

The Financial Statements of the association have been prepared under the historical cost convention and in accordance with applicable Accounting Standards and Statements of Recommended Practice. They comply with Schedule 1 of the Housing Act 1996, the Accounting Requirements for Registered Social Landlords General Determination 2006 and the Statement of Recommended Practice published by the National Housing Federation in 1999 as amended in 2005. All activities included in these Financial Statements are continuing.

The rental income in 2007 has been restated to remove income from properties owned by Manchester Methodist Housing Association who are responsible for all the risks associated with these properties. Plumlife instead recognises the management fee it receives for the management of these properties.

(b) Housing properties

Housing properties are principally properties which are available for rent on a shared ownership basis and are stated at cost less the cost of tranche sales and less social housing and similar grant. Cost includes the cost of acquiring land and buildings, development costs and interest charges incurred during the development period.

Following FRS 15, housing properties are now subject to depreciation. In accordance with recognised and recommended practice, the residual value of housing properties is deemed to be the land value attaching to the cost of each property less the proportion of SHG attributable thereto. Depreciation is provided on the cost of housing properties less the sum of the residual value and the balance of the HAG/SHG received in respect of those properties so as to write them off on a straight line basis over a period of 100 years. Housing properties in the course of construction are stated at cost and are not depreciated.

Any permanent diminution in value or impairment of housing properties is charged to Income and Expenditure Account immediately it is recognised following FRS 11. This matter is reviewed annually and where housing properties have suffered impairment, the fall in value is recognised after taking account of any related capital grants. The Board has considered this issue and is of the opinion that no write down in the carrying values of housing properties is required.

(c) Social housing grant

Social housing grant (SHG/formerly known as housing association grant – HAG) is receivable from the Housing Corporation and is utilised to reduce the capital cost of housing properties, thereby reducing the amount of mortgage required in respect of an approved scheme to a level which it is estimated can be serviced by the net annual income of the scheme. The amount of SHG receivable is calculated in accordance with instructions issued from time to time by the Housing Corporation.

SHG due from the Housing Corporation is included as a current asset. SHG received in respect of approved schemes in development in excess of cost met to date on those schemes is included as a creditor falling due within one year.

SHG received in respect of revenue expenditure is credited to Income and Expenditure Account in the same period as the expenditure to which it relates is charged.

SHG can be recycled by an RSL under certain conditions if a property is sold or if another relevant event takes place. In these cases, the SHG can be used for projects approved by the Housing Corporation. However, SHG may have to be repaid if certain conditions are not met. Where SHG is recycled, it is credited to a fund which appears as a creditor until utilised.

SHG is subordinated to the repayment of loans by agreement with the Housing Corporation.

PLUMLIFE HOMES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008 (continued)**

1 ACCOUNTING POLICIES (continued)

(d) Properties for sale

Properties developed for shared ownership sale are divided into first tranche sales and other sales. First tranche sales are deducted from the cost of the property concerned. Subsequent tranches are not included in turnover and cost of sales but are shown as a separate item after operating surplus in the Income and Expenditure Account in accordance with FRS 3. All other sales of fixed assets properties are dealt with in this latter manner. Shared ownership properties are included in fixed assets.

(e) Service charge sinking funds:

Service charge sinking funds are dealt with as creditors.

(f) Forfeited/cancelled shares

Shares in the association issued to members are not transferable. Upon a shareholder ceasing to be a member, his/her share is forfeit and the value is credited to the revenue reserve.

(g) Pensions

The association participates in the centralised Social Housing Pension Scheme defined benefit pension scheme. Retirement benefits to employees of the association are funded by contributions from all participating employers and employees in the scheme. Payments are made to the fund operated by The Pensions Trust, an independent trust providing superannuation benefits for employees of voluntary and other 'not for profit' organisations. These payments are made in accordance with periodic calculations by consulting actuaries and are based on pension costs applicable across the various participating employers taken as a whole. The expected cost to the association of pensions is charged to the Income and Expenditure Account so as to spread the cost of pensions over the service lives of the employees. More detailed disclosure with regard to pensions is stated at Note 10 to the Financial Statements.

(h) Taxation

Value Added Tax (VAT)

The association is registered for VAT but a large proportion of its income, rents and service charges, is exempt for VAT purposes thus giving rise to a partial exemption calculation.

Corporation tax

The association does not have charitable status and is therefore liable to corporation tax. An estimate of the corporation tax liability due in respect of the taxable surplus for a financial period is charged in the Income and Expenditure Account of the period and that amount is carried as a creditor until the liability is agreed with HM Revenue and Customs and is paid. Once the actual liability is agreed, any under or over provisioning is charged in or written back through the Income and Expenditure Account. Gift aid payments are made to minimise any corporation tax liability.

(i) Turnover

Turnover comprises:

- i) rental and service charge income from residents and leaseholders receivable in the year; and
- ii) income from property sales and other services included at the invoiced value (excluding VAT) of goods and services supplied in the year.

(j) Goodwill

Goodwill is amortised on a straight line basis over its useful economic life. An amortisation rate of 20% is being applied in respect of goodwill.

PLUMLIFE HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008 (continued)

2 TURNOVER, OPERATING COSTS & OPERATING SURPLUS

	Turnover £000	Operating costs £000	Operating surplus/ (deficit) £000
Year ended 31 March 2008 –			
Income and expenditure from lettings	234	(86)	148
Other income and expenditure: Managed properties	621	(631)	(10)
Other	14	-	14
	<u>869</u>	<u>(717)</u>	<u>152</u>
Year ended 31 March 2007 – Re-stated			
Income and expenditure from lettings	241	(150)	91
Other income and expenditure: Managed properties	453	(352)	101
Other	3	(2)	1
	<u>697</u>	<u>(504)</u>	<u>193</u>

PLUMLIFE HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008 (continued)

	2008 £000	Re-stated 2007 £000
3 PARTICULARS OF INCOME AND EXPENDITURE FROM LETTINGS		
Rent receivable net of identifiable service charges	234	241
Net rental income	234	241
Expenditure on letting activities:		
Services	(7)	(13)
Management	(69)	(127)
Depreciation of housing properties	(10)	(10)
Total expenditure on letting activities	(86)	(150)
Operating surplus on letting activities (see Note 2)	148	91
Void losses	-	-
4 OPERATING SURPLUS		
The operating surplus is stated after charging:		
Depreciation (all in respect of housing properties)	10	10
Amortisation of goodwill	3	-
Auditor's remuneration (inclusive of VAT)	1	3
For audit services	5	3
For non-audit services	-	-
5 INTEREST RECEIVABLE		
Bank interest	61	54
6 LOAN INTEREST PAYABLE AND SIMILAR CHARGES		
Interest on loans repayable wholly or partly repayable in five years or less	-	-
Interest on loans repayable wholly or partly repayable in more than five years by instalments	55	54
	55	54
7 SALE OF FIXED ASSETS		
Proceeds from sales	404	343
Cost of sales	(161)	(136)
Gain on sale	243	207

PLUMLIFE HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008 (continued)

8 CORPORATION TAX	2008	2007
	£000	£000
(a) Analysis of the charge in the period:		
The tax charge on the surplus on ordinary activities for the year was –		
Current tax:		
UK Corporation Tax charge for the year	-	24
Over provision in previous years	(24)	(141)
	<u>(24)</u>	<u>(117)</u>
Total current tax	(24)	(117)
Deferred tax:		
Origination and reversal of timing differences	-	-
	<u>(24)</u>	<u>(117)</u>
Tax on surplus on ordinary activities		
	<u>(24)</u>	<u>(117)</u>
(b) Factors affecting tax charge for the period:		
Surplus on ordinary activities before tax	<u>401</u>	<u>400</u>
Surplus on ordinary activities multiplied by standard rate of UK Corporation Tax of 30% (2007: 30%)	120	120
Effects of:		
Expenses not deductible for tax purposes	4	2
(primarily property depreciation and development expenditure)	(6)	(5)
Indexation on disposal of property	2	(10)
Increase/(Decrease) in VI losses	-	(1)
Capitalised interest	(24)	(141)
Adjustments to tax charge in respect of previous periods	(120)	(79)
Gift aid payment below the PBT line	-	(3)
Marginal relief	<u>(24)</u>	<u>(117)</u>
Current tax charge for the period	<u>(24)</u>	<u>(117)</u>

(c) Factors affecting future tax charges:

No deferred tax asset is recognised on the association's DVI losses. The amount unprovided for is £20,863 (2007: £52,017).

The losses would only be relieved if the association was to make surpluses on its DVI activities.

PLUMLIFE HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008 (continued)

2008	2007
£000	£000

9 GIFT AID

Payment made as Gift Aid in accordance with s339 (7AA) of the Income & Corporation Taxes Act 1988

400	733
-----	-----

A payment was made on 31 March 2008 to Manchester Methodist Housing Association Limited of £400k in respect of the year ended 31 March 2008. For the purposes of s338 of the Income & Corporation Taxes Act 1988, the association deemed this to be a charge on income in the accounting period ended 31 March 2008 thereby reducing its liability to corporation tax for that year to £Nil.

10 DIRECTORS AND MEMBERS

The directors of the association are the members of the Board including the Senior Executive Officer.

2008	2007
£000	£000

Emoluments of the association's directors including pension contributions

Nil	Nil
-----	-----

No payments or benefits other than those permitted were made to persons referred to in Section 15(1)(a) to (d) of the Housing Associations Act 1985. The senior executive officer who served during the year was an employee of MMHA and there were no emoluments paid to him by Plumlife Homes.

11 EMPLOYEES

Average weekly number of employees (full-time equivalents)

2008	2007
No.	No.
5	3

Staff costs:

Wages and salaries
Social security
Other pension costs

108	65
9	5
9	3
126	73

Pensions: General

Plumlife Homes Limited participates in the Social Housing Pension Scheme (SHPS). The Scheme is funded and is contracted out of the state scheme. SHPS is a multi-employer defined benefit scheme. Employer participation in the Scheme is subject to adherence with the employer responsibilities and obligations as set out in the "SHPS House Policies and Rules Employer Guide".

The scheme operated a single benefit structure, final salary 1/60th accrual rate until 31 March 2007. From April 2007 there are three benefit structures available, namely:

- Final salary with a 1/60th accrual rate.
- Final salary with a 1/70th accrual rate.
- Career average revalued earnings with a 1/60th accrual rate.

An employer can elect to operate different benefit structures for their active members (as at the first day of April in any given year) and their new entrants. An employer can only operate one open benefit structure at any one time. An open benefit structure is one which new entrants are able to join.

PLUMLIFE HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008 (continued)

11 EMPLOYEES (continued)

Plumlife Homes Limited has elected to operate the final salary with a 1/60th accrual rate benefit structure for active members as at 31st March 2007 and the career average revalued earnings with a 1/60th accrual rate benefit structure for new entrants from 1st April 2007.

The Trustee commissions an actuarial valuation of the Scheme every 3 years. The main purpose of the valuation is to determine the financial position of the Scheme in order to determine the level of future contributions required, in respect of each benefit structure, so that the Scheme can meet its pension obligations as they fall due. From April 2007 the split of the total contribution rate between member and employer is set at individual employer level subject to the employer paying no less than 50% of the total contribution rate.

The actuarial valuation assesses whether the Scheme's assets at the valuation date are likely to be sufficient to pay the pension benefits accrued by members as at the valuation date. Asset values are calculated by reference to market levels. Accrued pension benefits are valued by discounting expected future benefit payments using a discount rate calculated by reference to the expected future investment returns.

During the accounting period Plumlife Homes paid contributions at the rate of 12.3% to 14.05%. Member contributions varied between 4.7% and 8.45%. As at the balance sheet date there were 3 active members of the Scheme employed by Plumlife Homes Limited.

It is not possible in the normal course of events to identify on a reasonable and consistent basis the share of underlying assets and liabilities belonging to individual participating employers. Accordingly, due to the nature of the Plan, the accounting charge for the period under FRS17 represents the employer contribution payable.

The last formal valuation of the Scheme was performed at 30 September 2005 by a professionally qualified actuary using the Projected Unit Method. The market value of the Scheme's assets at the valuation date was £1,278 million. The valuation revealed a shortfall of assets compared with the value of liabilities of £283 million, equivalent to a past service funding level of 82%.

The Scheme Actuary has prepared an Actuarial Report that provides an approximate update on the funding position of the Scheme as at 30 September 2007. Such a report is required by legislation for years in which a full actuarial valuation is not carried out. The funding update revealed an increase in the assets of the Scheme to £1,760 million and indicated a decrease in the shortfall of assets compared to liabilities to approximately £209 million, equivalent to a past service funding level of 89%. Annual funding updates of the SHPS Scheme are carried out using approximate actuarial techniques rather than member by member calculations, and will therefore not produce the same results as a full actuarial valuation. However they will provide a good indication of the financial progress of the scheme since the last full valuation.

Since the contribution rates payable to the Scheme have been determined by reference to the last full actuarial valuation the following notes relate to the formal actuarial valuation as at 30 September 2005.

The financial assumptions underlying the valuation as at 30 September 2005 were as follows:

	<u>% p.a.</u>
Investment return pre retirement	7.2
Investment return post retirement	4.8
Rate of salary increases to 30 September 2010	5.0
Rate of salary increased from 1 October 2010	4.0
Rate of pension increases	2.5
Rate of price inflation	2.5

The valuation was carried out using the PA92C2025 mortality table for non-pensioners and PA92C2013 mortality table for pensioners. The table below illustrates the assumed life expectancy in years for pension scheme members at age 65 using these mortality assumptions:

PLUMLIFE HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008 (continued)

11 EMPLOYEES (continued)

	Males	Females
	Assumed life expectancy in	Assumed life expectancy in
	years at age 65	years at age 65
Non-pensioners	20.4	23.3
Pensioners	19.4	22.4

The long-term joint contribution rates required from employers and members to meet the cost of future benefit accrual were assessed at:

Benefit structure	Long-term joint contribution rate (% of pensionable salaries)
Final salary with 1/60 th accrual rate	17.6
Final salary with 1/70 th accrual rate	15.3
Career average revalued earnings with a 1/60 th accrual rate	14.1

The long-term joint contribution rates required from employers and members where contributions are set their on an age related basis are:

Age	Under 30	30-40	Over 40
	Long-term joint contribution rate (% of pensionable salaries)		
Benefit structure			
Final salary with 1/60 th accrual rate	16.1	17.1	18.1
Final salary with 1/70 th accrual rate	13.8	14.8	15.8
Career average revalued earnings with a 1/60 th accrual rate	12.6	13.6	14.6

If an actuarial valuation reveals a shortfall of assets compared to liabilities the Trustee must prepare a recovery plan setting out the steps to be taken to make up the shortfall.

Following consideration of the results of the actuarial valuation it was agreed that the shortfall of £283 million would be dealt with by the payment of deficit contributions of 4.4% of pensionable salaries with effect from 1 April 2007. These deficit contributions are in addition to the long-term joint contribution rates set out in the table above.

Employers that participate in the Scheme on a non-contributory basis pay a joint contribution rate (i.e. a combined employer and employee rate).

Employers that have closed the Scheme to new entrants are required to pay an additional employer contribution loading of 3.0% to reflect the higher costs of a closed arrangement.

A small number of employers are required to contribute at a different rate to reflect the amortisation of a surplus or deficit on the transfer of assets and past service liabilities from another pension scheme into the SHPS Scheme.

Employers joining the Scheme after 1 October 2002 that do not transfer any past service liabilities to the Scheme pay contributions at the ongoing future service contribution rate. This rate is reviewed at each valuation and applies until the second valuation after the date of joining the Scheme, at which point the standard employer contribution rate is payable. Contribution rates are changed on the 1 April that falls 18 months after the valuation date.

If the valuation assumptions are borne out in practice this pattern of contributions should be sufficient to eliminate the past service deficit by 30 September 2020.

A copy of the recovery plan, setting out the level of deficit contributions payable and the period for which they will be payable, must be sent to the Pensions Regulator. The Regulator has the power under Part 3 of the Pensions Act 2004 to issue scheme funding directions where it believes that the actuarial valuation assumptions and/or recovery plan are inappropriate. For example the Regulator could require the Trustee strengthens the actuarial assumptions (which would increase the scheme liabilities and hence impact on the recovery plan) or impose a schedule of contributions on the Scheme (which would effectively amend the terms of the recovery plan). The Regulator has reviewed the recovery plan for the SHPS Scheme and confirmed that, in respect of the September 2005 actuarial valuation, it does not propose to issue any scheme funding directions under Part 3 of the Pensions Act 2004.

PLUMLIFE HOMES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008 (continued)****11 EMPLOYEES (continued)**

As a result of pension scheme legislation there is a potential debt on the employer that could be levied by the Trustee of the Scheme. The debt is due in the event of the employer ceasing to participate in the Scheme or the Scheme winding up.

The debt for the Scheme as a whole is calculated by comparing the liabilities for the Scheme (calculated on a buyout basis i.e. the cost of securing benefits by purchasing annuity policies from an insurer, plus an allowance for expenses) with the assets of the Scheme. If the liabilities exceed assets there is a buy-out debt.

The leaving employer's share of the buy-out debt is the proportion of the Scheme's liability attributable to employment with the leaving employer compared to the total amount of the Scheme's liabilities (relating to employment with all the currently participating employers). The leaving employer's debt therefore includes a share of any 'orphan' liabilities in respect of previously participating employers. The amount of the debt therefore depends on many factors including total Scheme liabilities, Scheme investment performance, the liabilities in respect of current and former employees of the employer, financial conditions at the time of the cessation event and the insurance buy-out market. The amounts of debt can therefore be volatile over time.

The estimated employer debt on withdrawal from the Social Housing Pension Scheme on the financial position of the scheme as at 30 September 2007 for Plumlife Homes' 3 active pension members is disclosed in the accounts of Manchester Methodist Housing Association.

PLUMLIFE HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008 (continued)

12 INTANGIBLE FIXED ASSETS – GOODWILL

	2008
	£'000
Cost	
At 1 April 2007	-
Additions during year	19
Disposals during year	-
	<u>19</u>
At 31 March 2008	19
Amortisation	
At 1 April 2007	-
Charge for year	3
Disposals during year	-
	<u>3</u>
At 31 March 2008	3
Net book value	
At 1 April 2007	-
	<u> </u>
At 31 March 2008	<u>16</u>

PLUMLIFE HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008 (continued)

13 TANGIBLE FIXED ASSETS – HOUSING PROPERTIES

	2008	Completed Schemes £'000
Cost		
At 1 April 2007	3,758	
Additions during year	65	
Disposals during year	(158)	
At 31 March 2008	<u>3,665</u>	
SHG		
At 1 April 2007	2,570	
Receivable in year	65	
Disposals during year	(107)	
At 31 March 2008	<u>2,528</u>	
Depreciation		
At 1 April 2007	75	
Charge for year	10	
Disposals during year	(3)	
At 31 March 2008	<u>82</u>	
Net book value		
At 1 April 2007	<u>1,113</u>	
At 31 March 2008	<u>1,055</u>	
Housing properties comprise:		
Freehold land and buildings	2008	2007
	£'000	£'000
Long leasehold land and buildings	449	507
	606	606
	<u>1,055</u>	<u>1,113</u>

Additions in the year includes £Nil (2007: £Nil) in respect of internal administration costs.

PLUMLIFE HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008 (continued)

	2008	2007
	£000	£000
14 DEBTORS		
All due within one year:		
Arrears of rent and service charge	218	94
Less: Provision for bad and doubtful debts	(35)	(35)
	183	59
Prepayments and accrued income	17	10
	<u>200</u>	<u>69</u>
Arrears of rent and service charge refers to arrears in respect of shared ownership, LSE and managed schemes and compares to an annual sum collectable of £1,425,000 (2007: £1,192,000).		
In certain cases such as arise with vacant properties, arrears are recoverable from the sale proceeds of those properties. At 31 March 2008 the amount of such arrears was £11,000 (2007: £2,000)		
	2008	2007
	£000	£000
15 CREDITORS: Amounts falling due within one year		
Corporation tax	-	24
Loans (see Note 17)	33	34
Prepayments of rent & service charge	106	18
Due to group association	42	152
Sinking fund balances due to leaseholders	612	481
Accruals and deferred income	107	117
	<u>900</u>	<u>826</u>
Cash balances totalling £612k (2007: £476k) are held in trust for leaseholders.		
16 CREDITORS: Amounts falling due after more than one year		
Loans (see Note 17)	581	637
	<u>581</u>	<u>637</u>

PLUMLIFE HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008 (continued)

	2008 £000	2007 £000
17 LOAN ANALYSIS		
(a) Due within one year:		
Fresh PLC loans	2	1
Building society loans	31	33
	<u>33</u>	<u>34</u>
(b) Due after more than one year:		
Fresh PLC loans	114	116
Building society loans	467	521
	<u>581</u>	<u>637</u>
(c) Loans are repayable as follows:		
Due within one year	33	34
Between one and two years	35	36
Between two and five years	161	124
After five years	385	477
	<u>614</u>	<u>671</u>

All loans are secured by fixed charges over individual properties and are repayable by regular instalments over the loan periods. Interest is chargeable on all loans at rates varying from 5.65% to approximately 11% per annum.

18 RECYCLED CAPITAL GRANT FUND	2008 £'000	2007 -
At 1 April 2007		
Inputs to reserve:		
Grants recycled in		107
Interest accrued		2
Outputs to reserve:		(109)
Transfers to other Group members		-
At 31 March 2008		-
19 SHARE CAPITAL	2008 £	2007 £
Shares of £1 each fully paid:		
At 1 April 2007	29	29
Issued during year	-	-
Cancelled during year	-	-
At 31 March 2008	<u>29</u>	<u>29</u>

The shares provide members with the right to vote at a general meeting but do not provide any rights to dividends or distributions on winding up

PLUMLIFE HOMES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008 (continued)**

20 RESERVES	Revenue	Total
	£000	£000
At 1 April 2007	660	660
Surplus for year	25	25
At 31 March 2008	<u>685</u>	<u>685</u>

21 FINANCIAL COMMITMENTS

At 31 March 2008 the value of expenditure contracted for, but not provided, in the Financial Statements was £Nil (2007: £Nil).

Similarly, at 31 March 2008 the value of expenditure authorised by the Board, but not contracted was £Nil (2007: £Nil).

22 CONTINGENT LIABILITIES

At 31 March 2008 and 2007 there were no known contingent liabilities.

23 SOCIAL HOUSING GRANT

The total accumulated SHG received or receivable at the Balance Sheet date from both capital and revenue sources is	2008 £'000	2007 £'000
	<u>4,677</u>	<u>4,612</u>

24 RELATED PARTIES

Four tenants of Plumlife Homes are members of the Plumlife Homes Board. Their tenancies are on normal commercial terms and they cannot use their positions to their advantage. There are no other related party transactions.

PLUMLIFE HOMES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008 (continued)**

25 HOUSING STOCK

The number of units of housing in management at 31 March 2008 for the association was as noted below (there were no units of housing in development at the beginning or end of the year or during the year):

Housing accommodation owned & managed –	2008	2007
Shared ownership	162	150
Leasehold schemes for the elderly	14	14
Managed on behalf of others -		
MMLHA	534	314
Leasehold schemes for the elderly	13	13
Private managed units	920	307
	<u>1,643</u>	<u>798</u>

26 ULTIMATE CONTROLLING PARTY

The ultimate controlling party of Plumlife Homes Limited ('Plumlife') is Great Places Housing Group Limited ('Great Places') which is a company registered under the Industrial and Provident Societies Act 1965 and which is a registered social landlord. The consolidated accounts of Great Places are publicly available, accordingly, the association has taken advantage of the exemption in FRS 8 from disclosing transactions with members or investees of the group.

There was some inter-company trading between Great Places and its trading subsidiaries all of which was carried out in the normal course of business and at full arms length.