

Co-operative and Community Benefit Society (FCA) No 19564R
Regulator of Social Housing No L1230

Great Places Housing Association

Report and Financial Statements

For the year ended 31 March 2025

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

ASSOCIATION INFORMATION

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GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

ASSOCIATION INFORMATION

Board:

Board Members at 31 March 2025:

M. Jones	Chair
C. Amyes	Deputy Chair and Chair of RAC
A. Dean	from 1 July 2024
S. Palmer	
P. Ricketts	Chair of Customer Committee
E. Mountford	Chair of Cube Board
M. Hemmings	
S. Soin	
N. Clegg	
K. Ward	Appointed 1 April 2024 and Chair of AAC from 4 September 2024

Board Members during the year:	G. Page	Chair of AAC - resigned 3 September 2024
	M. Harrison	Resigned 30 June 2024

RAC - Remuneration and Appraisal Committee

AAC - Audit and Assurance Committee

Executive Directors at 31 March 2025:	
Chief Executive	A. Dean - from 1 July 2024 (previously Deputy Chief Executive)
Chief Executive	M. Harrison – resigned 30 June 2024
Chief Financial Officer	M. Gerrard
Chief Property Officer	S. Mather – from 13 May 2024
Executive Director of Customer Services	G. Cresswell
Executive Director of Growth	H. Spencer

Registered office: 2a Derwent Avenue
Manchester
M21 7QP

Website: www.greatplaces.org.uk

Registered Numbers: Regulator of Social Housing No: L1230
Co-operative and Community Benefit Society No: 19564R

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2024

ASSOCIATION INFORMATION (continued)

External Auditors:

Beever and Struthers
One Express
1 George Leigh St
Ancoats
Manchester
M4 5DL

Internal Auditors:

BDO LLP
3 Hardman Street
Spinningfields
Manchester
M3 3AT

Bankers:

The Royal Bank of Scotland plc
Parklands
3 De Havilland Way
Bolton
BL6 4YU

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

REPORT OF THE BOARD

The Board of Great Places Housing Group Limited (“GPHG” or “the Group”), (“the Board”), presents its report and the audited financial statements for the year ended 31 March 2025. A fuller review of Great Places Housing Association (“GPHA” or “the Association”) is included within the strategic report of its parent GPHG.

Principal activities

The Association’s principal activities include the management and development of social housing properties for the Group.

Business review

The surplus after tax for the year ended 31 March 2025 was £29,179k (2024: £22,888k restated), the increase in surplus over the prior year is largely generated by growth in the number of properties and first tranche sales. At the year-end reserves amounted to £267,012k (2024: £232,587k restated). The total comprehensive income for the year ended 31 March 2025 was £34,425k (2024: £21,445k restated). This includes actuarial gains on the defined benefit pension schemes of £2,109k (2024: losses of £3,917k) and a gain on the movement in fair value of interest rate swap financial instruments of £3,137k (2024: gain of £2,474k), both of which are recognised in other comprehensive income.

In respect of the year ended 31 March 2025, a gift aid payment of £300k was made by Plumlife Homes Limited (“Plumlife”) (2024: £400k). Cube Homes Limited (“Cube”) gift aided £632k (2024: nil). No gift aid was paid by Terra Nova Developments Limited (“Terra Nova”) in the year (2024: nil).

Housing property assets

Details of changes to the Association’s property assets are shown in note 12 of the financial statements, tangible fixed assets – housing properties.

Donations

During the year ended 31 March 2025 the Association made no political contributions, and any charitable donations were made during the course of its ordinary activities.

Equality, diversity and inclusion

The Association has and continually reviews a full and comprehensive policy of equality, diversity and inclusion.

Health and safety

The Board is aware of its responsibilities on all matters relating to health and safety. The Association has prepared detailed health and safety policies and provides staff training and education on health and safety matters.

Board members and executive directors

The board members and the executive directors of the Association at 31 March 2025 are set out on page 3 of these financial statements as well as details of all the members and directors that have served during the period from 1 April 2024 up to the date these statements have been signed.

Insurance policies indemnify the board members and officers against liability when acting for the Group.

Internal control and risk management

The Association’s internal control and risk management is undertaken as part of Great Places Housing Group which is detailed in the financial statements available at <https://www.greatplaces.org.uk/about-us>.

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

REPORT OF THE BOARD (continued)

Strategic Report

The Association has decided not to include a strategic report, on the basis that a group strategic report has been included in the financial statements of its parent company Great Places Housing Group Limited.

Going concern

The Board has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months after the date on which the report and financial statements are signed. In particular, assurance is provided by the Association's latest business plan including sensitivity analyses and stress testing which demonstrates that the Association has sufficient funding facilities in place that will meet committed development and other expenditure and that it is fully able to service its debt facilities.

After a thorough going concern review of all assets, liabilities and commitments, and taking into account the resulting inherent cash risk in property sales, including forecasts and projections, the Board are assured that there are sufficient cash reserves and agreed facilities in place to meet liabilities as they fall due.

Therefore the Board continues to adopt the going concern basis in the financial statements.

The net current liabilities position is primarily due to grants received in advance of property completions under Strategic Partnership 2. These grants are unlikely to be repayable and are expected to be reclassified as deferred capital grants in the future.

Annual general meeting (AGM)

In September 2024, Great Places approved new Rules for the Association which removed the requirement for an AGM in acknowledgement of the fact that the Association operates a closed membership where only NEDs are permitted to be shareholders. This is standard practice for closed memberships and prevents duplication of effort, and all relevant information is shared and approved by the shareholders sitting as the Board.

External auditors

We will be proposing to re-appoint Beever and Struthers as external auditors for the 2025/26 financial year.

Statement of compliance

In preparing this board report, the Board has complied with the Regulator of Social Housing's Governance and Financial Viability Standard as set out in the Accounting Direction 2022.

Statement of the responsibilities of the Board for the report and financial statements

Board members are responsible for preparing the report of the Board and the financial statements in accordance with applicable law and regulations.

Co-operative and Community Benefit Society law and social housing legislation require the board members to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

In preparing these financial statements, the board members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

REPORT OF THE BOARD (continued)

- state whether applicable UK Accounting Standards and the Statement of Recommended Practice: Accounting by registered social housing providers 2018 have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue in business.

The Board members are responsible for keeping adequate accounting records that are sufficient to show and explain the Association's transactions and 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 Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. They are 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.

The Board is responsible for ensuring that the report of the Board is prepared in accordance with the Statement of Recommended Practice: Accounting by registered social housing providers 2018.

Financial statements are published on the Association's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements, which may vary from legislation in other jurisdictions. The maintenance and integrity of the Association's website is the responsibility of the Board members. The Board members' responsibility also extends to the ongoing integrity of the financial statements contained therein.

In so far as each of the Board members is aware:

- There is no relevant audit information of which the Association's auditors are unaware; and
- The Board has taken all steps that it ought to have taken to make itself aware of any relevant audit information and to establish that the auditors are aware of that information.

The report of the Board was approved by the Board on 31 July 2025 and signed on its behalf by:



J. McLean

Company Secretary

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2024

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GREAT PLACES HOUSING ASSOCIATION

Opinion

We have audited the financial statements of Great Places Housing Association Limited ('the Association') for the year ended 31 March 2025 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Reserves and the notes to the financial statements, including a summary of significant accounting policies in note 2. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2025 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Board with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the Report of the Board, other than the financial statements and our auditor's report thereon. The Board is responsible for the other information. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GREAT PLACES HOUSING ASSOCIATION
(Continued)**

inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Co-operative and Community Benefit Societies Act 2014 or the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- the Association has not maintained a satisfactory system of control over transactions; or
- the Association has not kept proper accounting records; or
- the Association's financial statements are not in agreement with books of account; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Board

As explained more fully in the Statement of Board's Responsibilities set out on pages 6 to 7, the Board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's web-site at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GREAT PLACES HOUSING ASSOCIATION
(Continued)**

Extent to which the audit was considered capable of detecting irregularities, including fraud

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and addressing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We obtained an understanding of laws, regulations and guidance that affect the Association, focusing on those that had a direct effect on the financial statements or that had a fundamental effect on its operations. Key laws, regulations and guidance that we identified included the Co-operative and Community Benefit Societies Act 2014, the NHF Code of Governance 2020, the Regulatory Standards, the Statement of Recommended Practice for registered housing providers: Housing SORP 2018, the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing 2022, tax legislation, health and safety legislation, and employment legislation.
- We enquired of the Board and reviewed correspondence and Board meeting minutes for evidence of non-compliance with relevant laws and regulations. We also reviewed controls the Board have in place, where necessary, to ensure compliance.
- We gained an understanding of the controls that the Board have in place to prevent and detect fraud. We enquired of the Board about any incidences of fraud that had taken place during the accounting period.
- The risk of fraud and non-compliance with laws and regulations was discussed within the audit team and tests were planned and performed to address these risks. We identified the potential for fraud in the following areas: laws related to the construction and provision of social housing recognising the regulated nature of the Association's activities.
- We reviewed financial statements disclosures and supporting documentation to assess compliance with relevant laws and regulations discussed above.
- We enquired of the Board about actual and potential litigation and claims.
- We performed analytical procedures to identify any unusual or unexpected relationships that might indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud due to management override of internal controls we tested the appropriateness of journal entries and assessed whether the judgements made in making accounting estimates were indicative of a potential bias.

Due to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing fraud or non-compliance with laws and regulations and cannot be expected to detect all fraud and non-compliance with laws and regulations.

GREAT PLACES HOUSING ASSOCIATION

As at 31 March 2025

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GREAT PLACES HOUSING ASSOCIATION (Continued)

Use of our report

This report is made solely to the Association, in accordance with section 87 of the Co-operative and Community Benefit Societies Act 2014 and Section 128 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the Association those matters we are required to state to it 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 for our audit work, for this report, or for the opinions we have formed.

Beever and Struthers

Beever and Struthers
Statutory Auditor
One Express
1 George Leigh Street
Ancoats
Manchester
M4 5DL

Date: 14 August 2025

GREAT PLACES HOUSING ASSOCIATION

Year Ended 31 March 2025

STATEMENT OF COMPREHENSIVE INCOME

	Note	2025 £'000	2024 £'000
Turnover	4	185,686	168,497
Operating costs	4	(119,549)	(103,548)
Cost of sales	4	(22,399)	(22,432)
Surplus on sale of fixed assets	5	5,643	3,615
Operating surplus	6	49,381	46,132
Interest receivable	7	3,280	4,370
Interest payable and financing costs	8	(25,389)	(28,116)
Gift Aid	10	932	400
Movement in fair value of investment properties	13	1,063	102
Surplus on ordinary activities before taxation		29,267	22,888
Tax on surplus on ordinary activities	9	(88)	-
Surplus for the financial year		29,179	22,888
Actuarial gains/(losses) on defined benefit pension schemes	27	2,109	(3,917)
Movement in fair value of hedged financial instruments	8	3,137	2,474
Other comprehensive income		5,246	(1,443)
Total comprehensive income for the year		34,425	21,445

All amounts relate to continuing activities.

The accompanying notes on pages 15 to 49 form part of these financial statements.



M. Jones
Chair of the Board



K. Ward
Board Member



J. McLean
Company Secretary

GREAT PLACES HOUSING ASSOCIATION

As at 31 March 2025

STATEMENT OF FINANCIAL POSITION

		2025	Restated 2024
	Note	£'000	£'000
Tangible fixed assets			
Housing properties	12	1,773,794	1,569,621
Investment properties	13	18,296	17,232
Other tangible fixed assets	14	12,722	13,017
		1,804,812	1,599,870
Fixed asset investments			
Homebuy loans	15	5,124	5,275
Fixed asset investments	16	599	461
Total fixed asset investments		5,723	5,736
Total fixed assets		1,810,535	1,605,606
Debtors: Amounts falling due after one year	18	28,938	25,423
Current assets			
Stock and work in progress	17	78,263	41,779
Debtors	18	42,578	65,500
Investments	19	10,011	8,743
Cash and cash equivalents	20	32,701	37,505
		163,553	153,527
Creditors: Amounts falling due within one year	21	(215,372)	(170,627)
Net current liabilities		(51,819)	(17,100)
Total assets less current liabilities		1,787,654	1,613,929
Creditors:			
Creditors falling due after more than one year	22	(1,512,568)	(1,368,446)
Pension liability	27	(8,074)	(12,896)
Net assets		267,012	232,587
Capital and reserves			
Share capital (non-equity)	29	-	-
Income and expenditure reserve		263,254	233,033
Revaluation reserve		5,961	4,898
Designated reserve		69	65
Cash flow hedge reserve		(2,272)	(5,409)
Association's funds		267,012	232,587

The accompanying notes on pages 15 to 49 form part of these financial statements. Restatement of 2024 is detailed in note 35.

The financial statements were authorised for issue and approved by the Board on 31 July 2025 and signed on its behalf by:



M. Jones
Chair of the Board



K. Ward
Board Member



J. McLean
Company Secretary

GREAT PLACES HOUSING ASSOCIATION

Year Ended 31 March 2025

STATEMENT OF CHANGES IN RESERVES

	Cash flow hedge reserve	Revaluation reserve	Designated reserve	Income and expenditure reserve	Total
	£'000	£'000	£'000	£'000	£'000
As at 1 April 2023	(7,883)	4,784	82	214,159	211,142
Surplus for the year	-	-	-	22,888	22,888
Actuarial losses on defined benefit pension scheme (note 27)	-	-	-	(3,917)	(3,917)
Distribution to parent company for pension liabilities (note 26)	-	-	-	-	-
Movement in fair value of hedged financial instruments	2,474	-	-	-	2,474
Interest credited from income and expenditure reserve	-	-	5	(5)	-
Transfers	-	114	(22)	(92)	-
As at 31 March 2024	(5,409)	4,898	65	233,033	232,587
Surplus for the year	-	-	-	29,179	29,179
Actuarial gains on defined benefit pension scheme	-	-	-	2,109	2,109
Distribution to parent company for pension liabilities (note 26)	-	-	-	-	-
Movement in fair value of hedged financial instruments	3,137	-	-	-	3,137
Interest credited from income and expenditure reserve	-	-	4	(4)	-
Transfers	-	1,063	-	(1,063)	-
As at 31 March 2025	(2,272)	5,961	69	263,254	267,012

The accompanying notes on pages 15 to 49 form part of these financial statements.

Restatement of 2024 is detailed in note 35.

1. Legal status

The Association is registered with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Regulator of Social Housing as a social housing provider.

2. Accounting policies

The principal accounting policies are detailed below and they have all been applied consistently throughout the year.

Basis of accounting

The financial statements have been prepared on a going concern basis in accordance with applicable law and UK accounting standards (United Kingdom Generally Accepted Accounting Practice) which for Great Places Housing Association included the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008, FRS 102 “the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland” the Statement of Recommended Practice (SORP) for Registered Social Housing Providers 2018, “Accounting by registered social housing providers” 2018 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

The Association is a Public Benefit Entity (PBE) and has applied the provisions for FRS 102 specifically applicable to PBEs.

The Association has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland”:

- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 11 Basic Financial Instruments; and
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Great Places Housing Group Limited as at 31 March 2025 and these financial statements are available at <https://www.greatplaces.org.uk/about-us>.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires the Association management to exercise judgement in applying the Association’s accounting policies.

Going concern

The Association’s latest business plan demonstrates that the Group has sufficient funding facilities in place that will meet planned development and other expenditure and that it is fully able to service its debt facilities. After a thorough review of all assets, liabilities and commitments the Board are assured that there are sufficient cash reserves and agreed facilities in place to meet liabilities as they fall due.

The Association is able to mitigate a worst case scenario and avoid a covenant breach by managing the timing of development and repairs expenditure, among other mitigating actions.

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

2. Accounting policies (continued)

Going Concern (continued)

The Board has a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months after the date on which the report and financial statements are signed. Therefore the Board continues to adopt the going concern basis in the financial statements.

The net current liabilities position is primarily due to grants received in advance of property completions under Strategic Partnership 2. These grants are unlikely to be repayable and are expected to be reclassified as deferred capital grants in the future.

Income

Income is measured at the fair value of the consideration received or receivable. The Association generates the following material income streams:

- Rental income receivable (after deducting lost rent from void properties available for letting);
- Sale of first tranche Low Cost Home Ownership and other housing properties developed for sale;
- Service charge receivable; and
- Revenue grants and amortisation of capital grants.

Rental income is recognised from the point when properties under development reach practical completion and are formally let. Income from first tranche sales, properties built for sale and proceeds from the sale of land or property are recognised at completion of the sale.

Rent and service charge agreements

The Association has both fixed and variable service charges for its tenants and leaseholders. Expenditure is recorded when a service is provided and charged to the relevant service charge account or to a sinking fund. Income is recorded based on the estimated amounts chargeable.

The Association has made arrangements with individuals and households for arrears payments of rent and service charges. These arrangements are effectively loans granted at nil interest rate. The Association has reviewed its social housing rent arrears where a formal repayment schedule is in place and has determined that the net book value adjustment for these arrangements are not material so no adjustment has been made for these other than any bad debt provision provided.

Grants

Grants in respect of revenue expenditure are credited to the Statement of Comprehensive Income when the conditions for receipt of agreed grant funding are met.

Capital grant is released to the income and expenditure account on a systematic basis over the useful economic lives of the asset for which it was received. In accordance with Housing SORP 2018 the useful economic life of the housing property structure has been selected.

Interest payable

Interest is capitalised on borrowings to finance developments up to the date of practical completion if it represents either:

- a) interest on borrowings specifically financing the development programme after deduction of interest on social housing grant (SHG) in advance; or

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

2. Accounting policies (continued)

b) interest on borrowings of the Association as a whole after deduction of interest on SHG in advance to the extent that they can be deemed to be financing the development programme.

Other interest payable is charged to the Statement of Comprehensive Income in the year.

Interest receivable

Interest receivable is credited to the Statement of Comprehensive Income in the year.

Leased assets

Where assets are financed by leasing agreements that give rights similar to ownership (finance leases), the assets are treated as if they have been purchased outright. The assets leased by the Association under finance leases are investment properties and are therefore accounted for under FRS 102 as investment properties. The corresponding leasing commitments are shown as amounts payable to the lessor.

Lease payments are analysed between capital and interest components so that the interest element of the payment is charged to the Statement of Comprehensive Income over the term of the lease and is calculated so that it represents a constant proportion of the balance of capital repayments outstanding. The capital part reduces the amounts payable to the lessor.

All other leases are treated as operating leases. The annual rentals are charged to the Statement of Comprehensive Income on a straight-line basis over the term of the lease.

Property managed by agents

Where the Association carries the financial risk on property managed by agents, all the income and expenditure arising from the property is included in the income and expenditure account of the Association.

Where the agency carries the financial risk, the Statement of Comprehensive Income includes only that income and expenditure which relates to the Association.

In both cases, where revenue grants are claimed by the Association, these are included as income in the Statement of Comprehensive Income to the extent that they are passed to the agent.

Derivative instruments and hedge accounting

The Association holds floating rate loans which expose the Association to interest rate risk. To mitigate against this risk the Association uses interest rate swaps. These instruments are measured at fair value at each reporting date. They are carried as assets when the fair value is positive and as liabilities when the fair value is negative.

The Association has designated each of the swaps against our approved business plan floating rate debt. To the extent the hedge is effective, movements in fair value adjustments, other than adjustments for own or counter party credit risk, are recognised in other comprehensive income and presented in a separate cash flow hedge reserve.

Value Added Tax (VAT)

GPHA is VAT registered as part of the GPHG registration. A large proportion of its income, rents and service charges is exempt for VAT purposes thus giving rise to a partial exemption calculation. The balance of VAT payable or recoverable at the year-end is included as a current liability or asset.

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

2. Accounting policies (continued)

Tangible fixed assets

Housing properties

Housing properties are principally properties which are available for rent and are stated at cost less depreciation and impairment. Cost includes the cost of acquiring land and buildings, development costs, interest charges incurred during the development period and expenditure incurred in respect of improvements.

Works to existing properties which replace a component that has been treated separately for depreciation purposes are capitalised. Works that result in an increase in net rental income over the lives of the properties, thereby enhancing the economic benefits of the assets, are capitalised as improvements.

Shared ownership properties and staircasing

Under low cost home ownership arrangements, the Association disposes of a long lease on low cost home ownership units for a share ranging between 10% and 75% of value. The buyer has the right to purchase further proportions up to 100% based on the market valuation of the property at the time each purchase transaction is completed.

Low cost home ownership properties are split proportionally between current and fixed assets based on the element relating to expected first tranche sales. The first tranche proportion is classed as a current asset. The remaining element, is classed as Property, Plant and Equipment (PPE) and included in completed housing properties at cost, less any provisions needed for depreciation or impairment. Sales of subsequent tranches are treated as a part disposal of PPE. Such staircasing sales may result in capital grant being deferred or abated and any abatement is credited in the sale account in arriving at the surplus or deficit.

Depreciation of housing properties

Housing land and property is split between land, structure and other major components that are expected to require replacement over time. Land is not depreciated on account of its indefinite useful economic life. Assets in the course of construction are not depreciated until they are completed and ready for use to ensure that they are depreciated only in periods in which economic benefits are expected to be consumed.

The cost of all other housing property (net of accumulated depreciation to date and impairment, where applicable) and components is depreciated over the useful economic lives of the assets on the following basis:

Structure	100 years	Heating systems*	15 - 25 years
Roofs	60 years	External and Fire safety doors	25 years
Bathrooms	25 years	Solar and photovoltaic panels	25 years
Windows	25 years	Kitchens	15-20 years
Lifts	25 years	Boilers	12-15 years
Electrical rewire**	25 years	Health and Safety	20 Years
Fair value of assets following merger	100 years		

* Where boilers were included within the heating system.

** Not normally a component within Great Places but this has been a component where properties have transferred into the association.

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

2. Accounting policies (continued)

Impairment

The housing property portfolio for the Association is assessed for indicators of impairment at each period end date. Where indicators are identified then a detailed assessment is undertaken to compare the carrying amount of assets or cash generating units ("CGUs") for which impairment is indicated to their recoverable amounts. Initially the Association compares the fair value less costs to sell by reference to EUV-SH. If this is lower than the net book value, the CGUs are then assessed for their value in use by calculating their net present value (NPV) over their useful life.

The Association defines CGUs as schemes except where its schemes are not sufficiently large enough in size or where it is geographically sensible to group schemes into larger generating units. Where the recoverable amount of an asset or CGU is lower than its carrying value, an impairment is recorded through the Statement of Comprehensive Income.

Stock swaps

Housing properties acquired from other social landlords in exchange for non-monetary assets, or a combination of monetary and non-monetary assets, are measured at fair value. Where there is government grant associated with housing properties acquired as part of the stock swap, the obligation to repay or recycle the grant transfers to the Association. The fair value of the properties is included within property, plant and equipment and accordingly no grant is disclosed within creditors. In the event of the housing properties being disposed, the Association is responsible for the recycling of the grant.

Investment properties

Investment properties consist of commercial properties and other properties not held for social benefit or for use in the business. Investment properties are measured at cost on initial recognition and subsequently carried at fair value determined annually by external valuers. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive Income.

Other tangible fixed assets

Other fixed assets, other than investment properties, are stated at historic cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided on a straight line basis on the cost of other tangible fixed assets to write them down to their estimated residual values over their expected useful lives. The principal annual rates used for other assets are:

Freehold and leasehold office property	50 years
Office equipment, fixtures and fittings	4 to 25 years
ICT equipment	3 to 4 years
Software	4 to 5 years

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

2. Accounting policies (continued)

Capitalisation of overheads

The salaries of colleagues who work on the component replacement programme are capitalised and depreciated over the life of the component. Salaries of the assets team are apportioned over the programmes completed within the year.

Reserves

The Association designates those reserves which have been set aside for uses which, in the judgement of the Directors, prevent them from being regarded as part of the free reserves of the Association. The only reserve which constitutes free reserves is the Income and Expenditure reserve. The Association has a reserve that is designated for use in the support, training and development of apprentice maintenance employees. The revaluation reserve is created from surpluses on the revaluation of investment properties held by the Association.

The Association has a cash flow hedge reserve which is used for the effective hedges that are in place for the stand alone interest rate swap agreements. Where an effective hedge is in place the fair value movement on the swap is recognised in the cash flow hedge reserve. Where there is no effective hedge it is recognised in the revenue reserve.

Homebuy loans

Homebuy loans are treated as concessionary loans. They are initially recognised as a loan at the amount paid to the purchaser and are subsequently updated to reflect accrued interest and any impairment loss is recognised in the Statement of Comprehensive Income to the extent that it cannot be offset against the Homebuy grant. Grant relating to Homebuy equity is recognised as deferred income until the loan is redeemed and the grant becomes recyclable when the loans are repaid up to the amount of the original grant and to the extent that the proceeds permit. The Association is able to retain any surplus proceeds less sale costs attributable to the equivalent loaned percentage share of the property. If there is a fall in the value of the property the shortfall in proceeds is offset against the recycled grant.

Investment in subsidiaries and joint ventures

Investments in subsidiaries and joint ventures are accounted for at cost less any accumulated impairment.

Properties for sale

Shared ownership first tranche sales, completed properties for outright sale and properties under construction are valued at the lower of cost and net realisable value. Cost comprises materials, direct labour and direct development overheads. Net realisable value is based on estimated sales price after allowing for all further costs of completion and disposal. They are also reviewed for impairment as part of determining the net realisable value.

Materials stock

Stock is stated at the lower of cost and net realisable value. Costs comprise parts and materials for use by our in-house repairs team for the repair and maintenance of our housing properties and stocks are valued at purchase price using the first in, first out method. Materials stock is held in the distribution centre and in the van fleet.

Debtors and Creditors

Debtors and creditors with no stated interest rate and receivable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the Statement of Comprehensive Income in other operating expenses.

Social housing grant receivable

SHG due from Homes England is included as a current asset. SHG received in advance from Homes England is included as a current liability.

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

2. Accounting policies (continued)

Recoverable amount of rental and other trade receivables

The Association estimates the recoverable amount of rental and other receivables and impairs the debtor by appropriate amounts. When assessing the amount to impair it reviews the age profile of the debt, historical collection rates and the class of debt.

Investments

All investments held by the Association are classified as basic financial instruments in accordance with FRS 102. These instruments are initially recorded at the transaction price less any transaction costs (historic cost), FRS 102 requires that basic financial instruments are subsequently measured at amortised cost, however the Association has calculated that the difference between the historical cost and amortised cost basis is not material and so these financial instruments are stated on the Statement of Financial Position at historic cost. Investments that are receivable within one year are not discounted.

Contingent liability

A contingent liability is recognised for a possible obligation, for which it is not yet confirmed that a present obligation exists that could lead to an outflow of resources; or a present obligation that does not meet the definitions of a provision or a liability as it is not probable that an outflow of resources will be required to settle the obligation or when a sufficiently reliable estimate of the amount cannot be made.

Holiday pay accrual

A liability is recognised to the extent of any unused holiday pay entitlement which has accrued at the Statement of Financial Position date and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the period end date.

Leaseholder sinking funds

Unexpended amounts collected from leaseholders for major repairs on leasehold schemes and any interest received is included in creditors.

Finance costs

The cost of raising loan finance is initially capitalised and offset against the loan principal and is amortised to the Statement of Comprehensive Income on a straight line basis over the term of the loan.

Government grants

Government grants include grants receivable from Homes England, local authorities, and other government organisations. Grant in relation to newly acquired or existing housing properties is accounted for using accruals model set out in FRS 102 and the Housing SORP 2018. Grant is carried as deferred income in the Statement of Financial Position and released to the Statement of Comprehensive Income on a systematic basis over the useful economic lives of the asset for which it was received. In accordance with the SORP the useful life of the housing property structure has been used and, where applicable, its individual components (excluding land).

Where social housing grant funded property is sold, the grant becomes recyclable and is transferred to a recycled capital grant fund until it is reinvested in a replacement property. If there is no requirement to recycle or repay the grant on disposal of the assets any unamortised grant remaining within creditors is released and recognised as income within the Statement of Comprehensive Income.

Other government grant taken to income includes furlough payments received or receivable during the year. Grants due from government organisations or received in advance are included as current assets or liabilities.

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

2. Accounting policies (continued)

Recycled capital grants

On the occurrence of certain relevant events, primarily the sale of dwellings, Homes England can direct the Association to recycle capital grants or to make repayments of the recoverable amount. The Association adopts a policy of recycling, for which a separate fund is maintained. If unused within a three year period, it will be repayable to Homes England with interest. Any unused recycled capital grant held within the recycled capital grant fund, which it is anticipated will not be used within one year is disclosed in the Statement of Financial Position under "creditors due after more than one year". The remainder is disclosed under "creditors due within one year".

Financial instruments

Financial instruments which meet the criteria of a basic financial instrument as defined in section 11 of FRS 102 are initially recorded at the transaction price less any transaction costs (historic cost). FRS 102 requires that basic financial instruments are subsequently measured at amortised cost, however the Association has calculated that the difference between the historical cost and amortised cost basis is not material and so these financial instruments are stated on the Statement of Financial Position at historic cost. Loans that are payable within one year are not discounted.

Non-basic financial instruments are recognised at fair value using a valuation technique with any gains or losses being reported in the Statement of Comprehensive Income. At each year-end, the instruments are revalued to fair value, with the movements posted to the Statement of Comprehensive Income, unless hedge accounting is applied.

Pensions

The Association participates in three funded multi-employer defined benefit schemes, the Social Housing Pension Scheme ("SHPS"), and two Local Government Pension Schemes ("LGPS") one administered by the South Yorkshire Pension Authority ("SYPA") and the second administered by the Greater Manchester Pension Fund ("GMPF"). At 31 March 2025 there were over 106 active members of the SHPS scheme, two active members of the SYPA scheme and one active member of the GMPF scheme.

For these schemes, scheme assets are measured at fair value. Scheme liabilities are measured on an actuarial basis using the projected unit method and are discounted as appropriate high quality corporate bond rates. The net surplus or deficit, adjusted for deferred tax, is presented separately from other net assets on the Statement of Financial Position. A net surplus is recognised only to the extent that it is recoverable by the Association.

The current service cost and costs from settlements and curtailments are charged against operating profit. Past service costs are spread over the period until the benefit increases vest. Interest on the scheme liabilities and the expected return on scheme assets are included net in other finance costs. Actuarial gains and losses are reported in other comprehensive income.

The Association froze its defined benefits scheme operated by the Social Housing Pension Scheme at 31st March 2022. Contributions were payable for this deficit, as required by SHPS.

Gift Aid

The Boards of Cube, Terra Nova and Plumlife agree prior to year-end, and based on management accounts reports and the cash position an amount of their surplus / profit payable to GPHA. Dependant on whether GPHA is the parent organisation these funds will be paid over either prior to the 31st March or within nine months of the year-end as per the board decision.

3. Judgements in applying accounting policies and key sources of estimation uncertainty

The preparation of financial statements in compliance with requires the use of certain critical accounting estimates and judgements. The material areas of either estimation or judgement are set out below. Estimates and judgements are continually evaluated and are based on experience and other factors, including expectations of future events.

Judgements.

- Indicators of impairment of the Association's tangible assets. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the asset and where it is a component of a larger cash-generating unit, the viability and expected future performance of that unit. We have considered the measurement basis to determine the recoverable amount of assets where there are indicators of impairment based on Existing Use Value - Social Housing ("EUV-SH") or depreciated replacement cost.
- The appropriate allocation of costs for mixed tenure developments, and furthermore the allocation of costs relating to shared ownership properties between current and fixed assets.
- Whether leases entered into by the Association either as a lessor or a lessee are operating or finance leases. These decisions depend on an assessment of whether the risks and rewards of ownership have been transferred from the lessor to the lessee on a lease by lease basis.
- The categorisation of housing properties as investment properties or property, plant and equipment based on the use of the asset.

Estimates.

- The anticipated costs to complete on a development scheme is based on anticipated construction cost, interest on loans during the construction period, legal costs and other costs. Based on the costs to complete, they then determine the recoverability of the cost of properties developed for outright sale and/or land held for sale. This judgement is also based on the director's best estimate of sales value based on economic conditions within the area of development.
- The estimate for receivables relates to the recoverability of the balances outstanding at year-end. A review is performed on an individual debtor basis to consider whether each debt is recoverable.
- Interest rate derivatives (IRDs, or "swaps") are valued by the bank counterparties, based on their estimated value of their exposure on each agreement. Market rates change over time and the value of the IRD agreements will oscillate depending on the movement of interest rates and UK gilt yields, with exposure rising as rates fall and vice versa.
- The actuarial valuation of the two local government pensions schemes showed a £535k surplus (2024: £1,644k surplus) at the year-end. Due to the level of this that could be recoverable, no asset is shown in the accounts.

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

3. Judgements in applying accounting policies and key sources of estimation uncertainty (continued)

Key sources of estimation uncertainty

Investment properties

Investment properties are measured at cost on initial recognition and subsequently carried at fair value determined annually by external valuers (refer to note 2). The fair value of the property held within these investments is estimated noting there is difficulty in predicting the outlook of the UK property market. A sensitivity analysis is provided for this below

	Change in assumption	Change in value (£'000)
Investment properties	Increase/decrease of 10%	1,830

Tangible fixed assets

Tangible fixed assets, other than investment properties, are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

For housing property assets, the assets are broken down into components based on management's assessment of the properties. Individual useful economic lives are assigned to these components.

The following table shows the financial impact of changes in those useful economic lives.

Component	Change in assumption	Increase in annual charge (£'000)
Roof	Component life reduced from 60 to 50 years	174
Windows	Component life reduced from 25 to 20 years	457
Kitchen	Component life reduced from 20 to 15 years	1,216
Bathroom	Component life reduced from 25 to 20 years	450
Boiler	Component life reduced from 12 to 10 years	1,048

Pensions

The critical underlying assumptions in relation to the estimate of the pension defined benefit scheme obligation such as standard rates of inflation, mortality, discount rates and anticipated future salary increases. Variations in these assumptions have the ability to significantly influence the value of the liability recorded and annual defined benefit expense.

	Change in Assumption	Change in Liabilities (%)	Change in Liabilities (£'000)
Discount Rate	Increase of 0.1% p.a.	decrease by 1.6%	(821)
Rate of inflation	Increase of 0.1% p.a.	increase by 1.5%	770
Rate of salary growth	Increase of 0.1% p.a.	increase by 0.0%	0
Rate of mortality	Probability of surviving each year increased by 10%	increase by 1.7%	873

Bad debt provision

Bad debts are provided for dependant on whether a customer is still a tenant and on the age of the debt. No changes were applied to these assumption this year. If a further 10% provision on our debts over £1k was applied this would see a change in value of £466k.

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

4. Particulars of turnover, cost of sales, operating costs and operating surplus

Where revenue grants are claimed by the Association, these are included as income in the Statement of Comprehensive Income and expenditure to the extent that they are passed to the agent.

a)

	Turnover	Cost of sales	Operating costs	2025 Operating surplus
	£'000	£'000	£'000	£'000
Social housing lettings	149,438	(312)	(111,228)	37,898
Other social housing activities				
First tranche shared ownership sales	19,748	(17,830)	-	1,918
Housing First	3,897	(2,227)	(1,517)	153
Supporting people	2,023	-	(1,921)	102
Properties managed but owned by other organisations	1,214	-	(676)	538
Community/neighbourhood services	280	-	(1,961)	(1,681)
Materials supplied to third parties	2,605	(2,030)	-	575
Other social housing income	2,150	-	(1,359)	791
	31,917	(22,087)	(7,434)	2,396
Non-social housing activities				
Commercial property income	1,623	-	(887)	736
Other	2,708	-	-	2,708
	4,331	-	(887)	3,444
Surplus on disposal of fixed assets (note 5)				5,643
	185,686	(22,399)	(119,549)	49,381

	Turnover	Cost of sales	Operating costs	2024 Operating surplus
	£'000	£'000	£'000	£'000
Social housing lettings	133,583	-	(92,575)	41,008
Other social housing activities				
First tranche shared ownership sales	21,669	(18,607)	-	3,062
Housing First	3,629	(2,253)	(1,305)	71
Supporting people	2,054	-	(1,951)	103
Properties owned but managed by others	1,072	-	(660)	412
Community/neighbourhood services	207	-	(1,762)	(1,555)
Materials supplied to third parties	1,576	(1,572)	-	4
Other social housing income	1,882	-	(391)	1,491
	32,089	(22,432)	(6,069)	3,588
Non-social housing activities				
Commercial property income	1,472	-	(623)	849
Impairment of investment properties	-	-	(12)	(12)
Other	1,353	-	(4,269)	(2,916)
	2,825	-	(4,904)	(2,079)
Surplus on disposal of fixed assets (note 5)				3,615
	168,497	(22,432)	(103,548)	46,132

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

4. Particulars of turnover, cost of sales, operating costs and operating surplus (continued)

b)	General needs housing £'000	Supported housing* £'000	Low cost home ownership £'000	Key worker housing £'000	Total 2025 £'000	Total 2024 £'000
Rent receivable net of identifiable service charges	99,658	12,101	10,028	318	122,105	109,896
Service charge income	5,145	7,445	3,546	-	16,136	14,606
Amortisation of government grants	5,259	901	670	-	6,830	5,156
Other income	1,803	1,119	1,445	-	4,367	3,925
Turnover from social housing lettings	111,865	21,566	15,689	318	149,438	133,583
Cost of sales: Write down of stock	(312)	-	-	-	(312)	-
Management	(34,550)	(1,417)	(2,536)	(26)	(38,529)	(33,385)
Service charge costs	(5,267)	(7,937)	(3,366)	(106)	(16,676)	(15,962)
Routine maintenance	(14,879)	(759)	57	(37)	(15,618)	(12,799)
Planned maintenance	(8,172)	(76)	(33)	-	(8,281)	(3,765)
Major repairs expenditure	(5,410)	(418)	(39)	-	(5,867)	(4,569)
Bad debts	(332)	(150)	7	4	(471)	(693)
Property lease charges	(88)	(14)	-	-	(102)	(85)
Depreciation of housing properties:						
-annual charge	(19,320)	(2,222)	(1,997)	(49)	(23,588)	(20,308)
-accelerated on disposal of components	(823)	-	-	-	(823)	(832)
Impairment of social housing properties	(1054)				(1054)	-
Other costs	(209)	(1)	(9)	-	(219)	(177)
Operating expenditure on social housing lettings	(90,104)	(12,994)	(7,916)	(214)	(111,228)	(92,575)
Operating surplus on social housing lettings	21,450	8,572	7,773	104	37,898	41,008
Void losses	(853)	(474)	(8)	(65)	(1,400)	(1,255)

5. Surplus on sale of fixed assets

	Disposal proceeds £'000	Carrying value of asset £'000	Capital grant recycled £'000	Total Surplus 2025 £'000	Total Surplus 2024 £'000
Shared ownership	6,945	(3,068)	(932)	2,945	1,544
Other housing properties	5,819	(1,270)	(1,990)	2,559	1,927
Homebuy	276	-	(137)	139	144
Total	13,040	(4,338)	(3,059)	5,643	3,615

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

6. Operating surplus

This is arrived at after charging:

	2025 £'000	2024 £'000
Depreciation of housing properties	23,588	25,139
Accelerated depreciation on component disposal	823	832
Depreciation of other tangible fixed assets	1,283	1,253
Impairment of investment properties	-	12
Write down of stock	312	-
Impairment of social housing properties	1,054	-
Amounts paid under operating leases:		
-Land and buildings	102	85
-Vehicles	1,693	1,335
Auditor's remuneration		
-for the audit of the financial statements	124	112
-for other services relating to taxation	23	17

7. Interest receivable and other income

	2025 £'000	2024 £'000
Interest receivable	1,637	3,264
Interest receivable from group companies	1,643	1,106
	<u>3,280</u>	<u>4,370</u>

8. Interest payable and financing costs

	2025 £'000	2024 £'000
Intra group loans	26,334	25,267
Loans and bank overdrafts	3,895	3,936
Net interest payable on pension liabilities	477	425
Finance leases	-	234
Payable on recycled grant	783	783
Arrangement fees amortised or written off	816	651
Other finance costs including non-utilisation fees and commitment fees	1,958	874
	<u>34,263</u>	<u>32,170</u>
Interest payable capitalised on housing properties under construction	(8,874)	(4,054)
	<u>25,389</u>	<u>28,116</u>
Other financing costs through other comprehensive income		
(Gain)/loss on fair value of hedged derivative instruments	(3,137)	(2,474)
	<u>22,252</u>	<u>25,642</u>

Capitalised interest was charged at a rate of 5.13% (2024: 4.67%) payable, based on the weighted average cost of borrowing throughout the year.

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

9. Taxation

	2025 £'000	2024 £'000
Current tax		
UK corporation tax charge for year	88	-
Adjustments in respect of prior years	-	-
UK corporation tax charge for year	88	-
Tax reconciliations		
Surplus on ordinary activities before tax	29,267	22,888
Less: exempt due to charitable status of subsidiary association	(22,543)	(22,888)
Profit subject to tax	6,724	-
 Tax on profit on ordinary activities at the standard rate of corporation tax in the UK of 25% (2024: 25%)	 88	 -
Effects of:		
Income not taxable for tax purposes	49,063	-
Expenses not deductible for tax purposes	(41,834)	-
Charitable exemptions	(7,229)	-
Total tax charge	-	-

10. Gift aid

	2025 £'000	2024 £'000
Gift Aid from subsidiary undertakings	632	-
Gift Aid from other group undertakings	300	400
	932	400

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

11. Directors and members

The non-executive directors of the Association and the Chief Executive are the members of the Board.

Executive directors

The executive directors include the Chief Executive and those officers who are executive directors and who report directly to the Chief Executive. Non-executive directors are board members and their deed of appointment novated from Great Places Housing Group to the Association on 1 April 2021.

	2025 £'000	2024 £'000
Executive directors	1,173	1,198
Non-executive directors	129	86
	<u>1,302</u>	<u>1,284</u>

Emoluments of the highest paid executive officer was the chief executive officer. As the chief executive was already employed with Great Places the banding includes the salary in their role as deputy chief executive from 1st April to 30th June 2024 and their chief executive role from 1st July 2024 to 31st March 2025. The information includes all emoluments but excludes pension contributions. The chief executive is an ordinary member of the Social Housing Pension Scheme. The scheme is a defined contribution salary sacrifice scheme funded by contributions from the employer and employee. A contribution of £20k (2024: £20k) was paid by the employer in addition to those made by the chief executive.

Chief Executive emoluments	2025 £'000	2024 £'000
Emoluments excluding pensions	226	223
Pension contributions	20	20
Total	<u>246</u>	<u>243</u>

Emoluments of £127k were paid to the members of all Boards by GPHA (2024: £86k).

The full time equivalent number of staff whose remuneration is £60,000 or more (including pension contributions) is disclosed below:

	2025 No.	2024 No.
£60,001 to £70,000	48	32
£70,001 to £80,000	33	16
£80,001 to £90,000	16	10
£90,001 to £100,000	8	8
£100,001 to £110,000	9	5
£110,001 to £120,000	8	2
£120,001 to £130,000	2	-
£130,001 to £140,000	1	1
£140,001 to £150,000	2	1
£160,001 to £170,000	-	2
£170,001 to £180,000	1	1
£200,001 to £210,000	2	-
£220,001 to £230,000	-	2
£240,001 to £250,000	2	-

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

12. Tangible fixed assets – housing properties

The below has seen a restatement of opening balances details of this are shown in note 35.

	Social housing properties held for letting	Housing properties for letting under construction	Completed shared ownership housing properties	Shared ownership housing properties under construction	Other social housing properties held for letting	Total housing properties 2025
	£'000	£'000	£'000	£'000	£'000	£'000
Cost						
Opening balance	1,312,578	217,816	237,884	50,735	1,048	1,820,061
Additions	415	133,919	992	75,957	-	211,283
Components capitalised	17,116	-	-	-	-	17,116
Interest capitalised	-	4,322	-	4,552	-	8,874
Schemes completed	71,365	(71,365)	20,848	(20,848)	-	-
Disposals	(4,383)	-	(4,101)	-	-	(8,484)
Component disposals	(5,553)	-	-	-	-	(5,553)
Reclassified	8,600	(18,344)	(1,279)	11,191	-	168
As at 31 March 2025	1,400,138	266,348	254,344	121,587	1,048	2,043,465
Depreciation and impairment						
Opening balance	(236,138)	-	(14,119)	-	(182)	(250,439)
Charged in year	(21,631)	-	(1,943)	-	(13)	(23,587)
Disposal	718	-	360	-	-	1,078
Component disposals	3,277	-	-	-	-	3,277
Transfers and reclassifications	(899)	-	899	-	-	-
As at 31 March 2025	(254,673)	-	(14,803)	-	(195)	(269,671)
NBV as at 31 March 2025	1,145,465	266,348	239,541	121,587	853	1,773,794
NBV as at 31 March 2024	1,076,440	217,816	223,765	50,735	866	1,569,621

Cumulative interest capitalised in housing properties is £31,633k (2024: £22,759k).

Expenditure to works on existing properties

	2025 £'000	2024 £'000
Amounts capitalised	17,116	21,808
Amounts charged to income statement	5,866	4,569
	22,982	26,377

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

12. Tangible fixed assets – housing properties (continued)

Housing properties book value, net of depreciation impairment

	2025	2024
	£'000	£'000
Freehold land and buildings	1,402,240	1,260,905
Long leasehold land and buildings	371,554	308,716
	1,773,794	1,569,621

13. Tangible fixed assets – investment properties

	2025	2024
	£'000	£'000
Valuation		
At the beginning on the year	17,233	17,130
Impairment	-	(12)
Revaluations	1,063	114
At the end of the year	18,296	17,232

Historical cost of completed investment properties

	2025	2024
	£'000	£'000
Gross cost	13,469	13,481
Impairment	-	(12)
Accumulated depreciation based on historical cost	(5,602)	(5,470)
Historical cost net book value	7,867	7,999

The investment properties were valued at 31 March 2025 by Aspin and Company Chartered Surveyors, on the basis of Market Value, as defined in the Valuation Global Standards of the Royal Institution of Chartered Surveyors (“Red Book Global”).

The revaluation gain of investment properties is £1,063k (2024: £114k). Of this £1,063k has been credited to the revaluation reserve as it represents an increase to the original property values rather than a reversal of a previous negative revaluation.

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

14. Tangible fixed assets – other

	Freehold offices	Furniture and equipment	IT and computers	Total
	£'000	£'000	£'000	£'000
Cost				
As at 1 April 2024	12,546	701	6,510	19,757
Additions	98	82	808	988
As at 31 March 2025	12,644	783	7,318	20,745
Depreciation and Impairment				
As at 1 April 2024	(1,846)	(399)	(4,495)	(6,740)
Charged in year	(224)	(101)	(958)	(1,283)
As at 31 March 2025	(2,070)	(500)	(5,453)	(8,023)
NBV as at 31 March 2025	10,574	283	1,865	12,722
NBV as at 31 March 2024	10,700	302	2,015	13,017

15. Investments – Homebuy loans

	2025 £'000	2024 £'000
At the beginning of the year	5,275	5,395
Loans redeemed	(151)	(120)
At the end of the year	5,124	5,275

16. Fixed asset investment

Fixed asset investments relate to shared equity loans of £599k (2024: £461k). These loans were funded by Great Places Housing Association (GPHA) and not Homes England.

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

17. Stock and work in progress

	2025 £'000	2024 £'000
Shared ownership properties:		
- completed	12,873	9,861
- under construction	64,297	31,016
Less: Write down	(312)	-
Housing properties held for sale	1,554	-
Less: Write down	(1,054)	-
Materials stock	905	902
	78,263	41,779

The figures above include £4,552k (2024: £1,818k) of capitalised interest.

18. Debtors

	2025 £'000	2024 £'000
Due within one year		
Rent and service charges receivable	13,452	11,762
Provision for bad and doubtful debts	(5,602)	(5,602)
	7,850	6,160
Due from group undertakings	3,563	146
Trade debtors	1,226	5,022
Social housing grant receivable	3,536	42,896
Scheme deposits with group undertakings	13,831	-
Others debtors	7,067	3,891
Prepayments and accrued income	5,505	7,385
	42,578	65,500
Due after more than one year		
Due from subsidiary undertakings (note 32)	28,938	25,423
	28,938	25,423

Amounts due in less than one year from group undertakings are interest free and due on demand.

19. Current asset investments

	2025 £'000	2024 £'000
Monies held by treasury counterparties	10,011	8,743
	10,011	8,743

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

20. Cash and cash equivalents

	2025	2024
	£'000	£'000
Cash available for use	27,802	33,189
Cash held by others	4,899	4,316
	32,701	37,505

21. Creditors: amounts falling due within one year

	2025	Restated 2024
	£'000	£'000
Debt, net of arrangement fees (Note 23b)	1,774	1,006
Loan due to parent undertaking (Note 23a)	16,203	9,109
Interest rate swap due to parent undertaking (Note 23c)	290	503
Deferred capital grant (note 24)	7,079	5,162
Trade creditors	6,487	538
Rent and service charges received in advance	5,469	4,424
Social housing grant received in advance	106,501	90,961
Owed to group undertakings	11,578	11,127
Other taxation and social security	956	1,410
Leaseholder sinking funds	17,442	16,644
Other creditors	26,467	9,400
Accruals and deferred income	15,126	20,343
	215,372	170,627

Leaseholder sinking funds are held in trust for leaseholders to cover anticipated future expenditure in relation to their sinking fund liabilities. Amounts due in less than one year from group undertakings are interest free and due on demand.

The 2024 restatement is detailed in note 35

22. Creditors: amounts falling due after one year

	2025	Restated 2024
	£'000	£'000
Debt, net of arrangement fees (Note 23b)	109,756	111,417
Loan due to parent undertaking, net of arrangement fees (Note 23a)	637,006	558,927
Interest rate swap due to parent undertaking (Note 23c)	1,980	4,905
Deferred capital grant (note 24)	747,215	677,681
Recycled capital grant fund (note 25)	16,611	15,517
	1,512,568	1,368,447

The 2024 restatement is detailed in note 35.

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

23. Debt analysis

	2025 £'000	2024 £'000
Loan due to parent	660,848	573,957
Loans: principal and fair value of loans	92,245	93,247
Bond issue and premium	20,585	20,590
	773,678	681,874
Less: arrangement fees	(8,939)	(7,334)
	764,739	674,540

The weighted average interest rate of these loans at 31 March 2025 is 3.79% (2024: 3.82%).

Sustainability-linked loan targets (key performance indicators, or KPIs) are ambitious and stretching, whilst being realistic. They are aligned with our corporate ambitions and strategies. During the year to March 2025 we built 85% of new homes to an EPC rating of B or higher, and improved 335 existing properties to an EPC rating of C or higher.

Loans are repayable at varying rates of interest in instalments. Further details are given in note 26 financial instruments. Debt is secured by specific charges on the Group's housing properties.

a) Loan due to parent undertaking

Own-name bond and bank facilities are borrowed by GPHG and then on-lent to its subsidiary GPHA under a guarantee structure set up in 2007. This excludes debt from social housing aggregators and local authorities. As such these loans are presented in GPHA as an intercompany loan with its parent GPHG.

The loan due to parent undertaking is detailed below:

	2025 £'000	Restated 2024 £'000
In one year or less or on demand	16,203	9,109
In more than one year, but not more than two years	7,566	16,203
In more than two years, but not more than five years	124,681	23,205
In more than five years	512,398	525,440
	644,645	564,848
	660,848	573,957
Less: arrangement fees	(7,639)	(5,921)
	653,209	568,036

Loans due to parent undertaking comprise bank loans of £270.1m (2024: £183.3m) and a £345m bond which, including the related premiums and discounts had a balance of £388.7m (2024: £390.7m). The bond was issued in stages as set out below.

On 22 October 2012 Great Places Housing Group Limited ("Great Places") issued a £200m bond of which £50m was retained. £150m was immediately on lent to Great Places Housing Association. The bond has a 30 year term at a fixed interest rate of 4.811%.

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

23. Debt analysis (continued)

On 5 December 2013, GPHG sold part of the £50m retained bond. The release resulted in the issue of £31.78m of bonds at a spread of 1.04% over the gilt yield to provide a fixed rate funding at an all in cost of 4.574%. This was on lent to GPHA.

On 9 October 2014, GPHG sold the final part of the £50m retained bond. The release resulted in the issue of £18.22m of bonds at a spread of 1.02% over the gilt yield to provide a fixed rate funding at an all in cost of 4.002%. This was on lent to GPHA.

On 19 March 2018, GPHG tapped its existing bond issue for £145m, of which £70m was retained for later sale. The bond matures in October 2042, in line with the 2012 issue. £75m was sold when issued, and achieved a spread of 1.40% over the gilt yield to provide a fixed rate of funding at an all in cost of 3.341%. This was on lent to GPHA.

On 27 January 2021, GPHG sold the final part of its £145m bond issue, £70m, that achieved a spread of 1.20% over the gilt yield to provide a fixed rate of funding at an all in cost of 1.998%. This was on lent to GPHA.

b) Loans due to third parties

Loans are repayable as follows:

	2025	Restated 2024
	£'000	£'000
In one year or less or on demand	1,774	1,006
In more than one year, but not more than two years	2,545	1,774
In more than two years, but not more than five years	7,858	7,743
In more than five years	100,653	103,314
	111,056	112,831
	112,830	113,837
Less: arrangement fees	(1,300)	(1,414)
	111,530	112,423

c) Interest rate swaps fair values due to parent undertaking

	2025	2024
	£'000	£'000
In one year or less or on demand	290	503
In more than one year, but not more than two years	288	503
In more than two years, but not more than five years	794	1,730
In more than five years	899	2,672
	2,271	5,408

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

23. Debt analysis (continued)

The Association's parent, Great Places Housing Group (GPHG), has entered into a number of standalone interest rate swap agreements in order to fix the Group's exposure to interest rate movements. The loans, which GPHG has interest rate swaps in place against, have been on lent to the Association under an intra-group loan agreement. Under the terms of this agreement the Association has indemnified GPHG in relation to any costs in relation to the interest rate swaps or similar hedging arrangements. It is the Association that ultimately recognises any fair value gains and losses in its Statement of Comprehensive Income.

The notional amount of the swap agreements is £96m against SONIA rates and the fixed swap rates are between 4.20% and 4.97% with maturity dates between 2026 and 2037. Further details are given in note 26 Financial Instruments. The swap fair values have been obtained from swap counterparties and verified by the Association's treasury advisors at each reporting date. The repayment profile set out above is calculated based on expected reduction in swap exposure over time.

24. Deferred capital grant

The 2024 restatement is detailed in note 35.

	Social housing grant	Homebuy grant	Total 2025	Total 2024
	£'000	£'000	£'000	£'000
Total grant at start of period	774,734	5,275	780,009	708,890
Grants received in the year	81,384	-	81,384	76,939
Grants recycled in the year	(2,922)	(137)	(3,059)	(2,247)
Grants disposed in the year	(870)	(14)	(884)	(3,573)
Total grant at end of period	852,326	5,124	857,450	780,009
Total amortisation at start of period	(97,170)	-	(97,170)	(92,738)
Released to income in the period - social housing	(6,835)	-	(6,835)	(5,160)
Released on disposal	848	-	848	729
Total amortisation at end of period	(103,157)	-	(103,157)	(97,169)
Net book value at end of period	749,169	5,124	754,293	682,840
Net book value at start of period	677,564	5,275	682,839	616,152
Of which:				
Due within one year			7,079	5,159
Due after more than one year			747,215	677,681
			754,293	682,840

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

25. Recycled capital grant fund

	2025 £'000	2024 £'000
At the beginning of the year	15,517	8,916
Grants recycled		
- Housing Properties	1,990	1,393
- Shared Ownership	932	735
- Homebuy	137	119
Interest accrued	783	783
Transfers from other group members	-	28
Development of properties: additions	-	6,838
Development of properties: withdrawals	(2,748)	(3,295)
At the end of the year	16,611	15,517
Of which:		
Due within one year	-	-
Due greater than one year	16,611	15,517
	16,611	15,517

26. Financial instruments

	2025 £'000	2024 £'000
Financial assets		
Financial assets measured at historical cost:		
Homebuy loans	5,123	5,275
Trade receivables	1,226	5,022
Other receivables	70,291	85,901
Current asset investments	10,011	8,744
Cash and cash equivalents	27,802	33,188
Total financial assets	114,453	138,130
	2025 £'000	2024 £'000
Financial liabilities		
Financial liabilities measured at historical cost:		
Loans payable	764,739	674,538
Trade creditors	6,487	538
Other creditors	200,157	169,852
Deferred capital grant	754,294	682,841
Derivative financial instruments hedged*	2,271	5,408
Total financial liabilities	1,727,948	1,533,177

*Derivative financial instruments designated as hedges of variable interest rate risk derived from swaps

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

26. Financial instruments (continued)

The cash flows arising from the hedged interest rate swaps will continue until their maturity in the periods November 2024 to December 2037, coincidental with the repayment of the term loans. The change in fair value in the period was a decrease in the liability of £3,137k (2024: decrease of £2,474k) with the entire charge being recognised in other comprehensive income as the swaps are all effective hedges.

27. Pensions

The Association participates in three funded multi-employer defined benefit schemes, the Social Housing Pension Scheme (SHPS) and two Local Government Pension Schemes (LGPS) one administered by the South Yorkshire Pension Authority (SYPA) and the second administered by the Great Manchester Pension Fund (GMPF). For these schemes, assets are measured at fair values and liabilities are measured on an actuarial basis using the projected unit method and are discounted as appropriate high quality corporate bond rates.

Social Housing Pension Scheme

The Association participates in the scheme, a multi-employer scheme which provides benefits to some 500 non-associated employers. The scheme is a defined benefit scheme in the UK. The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The scheme is classified as a “last-man standing arrangement”. Therefore, the Association is potentially liable for other participating employers’ obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

The full three year actuarial valuation for the scheme was carried out with an effective date of 30 September 2023. This actuarial valuation showed assets of £2,570m, liabilities of £2,263m and a deficit of £693k. To eliminate this funding shortfall, the trustees and the participating employers have agreed additional contributions over the 2017 valuation planned. Deficit contributions will decrease to £149m p.a. compared to the 2020 plan and will be payable from 1 April 2025 to 31 March 2028. This is in line with the 2020 valuation planned end date.

All pension liabilities transferred into GPHA any under TUPE during are included in this amount.

The Association’s contribution to the SHPS deficit for the year ended 31 March 2025 was £3,248k (2024: £3,174k). We estimate that the contributions to be paid in the next financial year will be £2,870k.

We were notified in 2021 by the Trustee of the Scheme that it has performed a review of the changes made to the Scheme’s benefits over the years and the result is that there is uncertainty surrounding some of these changes. The Trustee is seeking clarification from the Court on these items, and this process is ongoing with the Court’s determination expected no earlier than Summer 2025. It is estimated that this could potentially increase the value of the full Scheme liabilities by £155m. We note that this estimate has been calculated as at 30 September 2022 on the Scheme’s Technical Provisions basis. Until the Court direction is received, it is unknown whether the full (or any) increase in liabilities will apply and therefore, in line with the prior year, no adjustment has been made in these financial statements in respect of this.

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

27. Pensions (continued)

Local Government Pension Schemes

The Association participates in two Local Government Pension Schemes ("LGPS"), one administered by South Yorkshire Pensions Authority ("SYPA") and one by Greater Manchester Pension Fund ("GMPF"). They are both defined benefit multi-employer benefit schemes administered under the Regulations governing the Local Government Pension Scheme. In accordance with accounting standards, the Association has grouped the disclosures of the two local government pension schemes in line with FRS 102.

At 31 March 2025 there were three active members of the Schemes employed by the Association. The employer's contribution rate is 19.7% (2024: 19.1%) for SYPA and 32.0% (2024: 20.6%) for GMPF of pensionable pay. We estimate that the contributions to be paid in the next financial year will be £30k.

A full actuarial valuation was carried out at 31 March 2023 and supplementary figures were provided for 31 March 2025 by a qualified independent actuary.

Pension liabilities

				Restated		Restated
	LGPS	SHPS	Total 2025	LGPS	SHPS	Total 2024
	£'000	£'000	£'000	£'000	£'000	£'000
Present value of funded obligations	(2,214)	(61,098)	(63,312)	(2,664)	(67,302)	(69,966)
Fair value of plan assets	2,749	53,024	55,773	4,308	54,406	58,714
Net asset / (liability)	535	(8,074)	(7,539)	1,644	(12,896)	(11,252)
Pension surplus not recognised	(535)	-	(535)	(1,644)	-	(1,644)
Net asset / (liability) recognised	-	(8,074)	(8,074)	-	(12,896)	(12,896)

*Restatement of LGPS defined pension balance for March 24,, to correct presentation of surplus recognised.

The combined plans for Greater Manchester Pension Fund (GMPF) and South Yorkshire Pension Fund (SYPF) have a gross surplus at the reporting date of £535k (2024: £1,644k). The Group has considered whether to recognise an asset in the balance sheet to the extent that it is able to recover the surplus either through reduced contributions in the future, or through refunds from either scheme. The Group does not consider that the surplus is recoverable and has therefore capped the asset position at £NIL.

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

27. Pensions (continued)

Analysis of the amount charged/(credited) to the income statement:

	LGPS 2025 £'000	SHPS 2025 £'000	Total 2025 £'000	LGPS 2024 £'000	SHPS 2024 £'000	Total 2024 £'000
Current service cost	20	-	20	22	-	22
Administrative expenses	-	68	68	-	66	66
Total charge to operating costs	20	68	88	22	66	88
Interest on plan assets	(206)	(2,697)	(2,903)	(192)	(2,713)	(2,905)
Interest on pension scheme liabilities	128	3,252	3,380	126	3,204	3,330
Total charge to other finance costs	(78)	555	477	(66)	491	425

Analysis of the amount charged to the Statement of Comprehensive Income:

	LGPS £'000	SHPS £'000	Total 2025 £'000	Restated LGPS £'000	Restated SHPS £'000	Restated Total 2024 £'000
Experience on plan assets - gain (loss)	-	(4,985)	(4,985)	109	(4,866)	(4,757)
Experience gains and losses arising on the plan liabilities - gain (loss)	26	(2,656)	(2,630)	(88)	(651)	(739)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain (loss)	5	-	5	934	685	1,619
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss)	484	9,770	10,254	616	988	1,604
Total other comprehensive income	515	2,129	2,644	1,571	(3,844)	(2,273)

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

27. Pensions (continued)

Changes in present value of defined benefit obligation:

	Total			Restated		Restated
	LGPS	SHPS	2025	LGPS	SHPS	Total 2024
	£'000	£'000	£'000	£'000	£'000	£'000
Defined benefit obligation at start of period	(2,664)	(67,302)	(69,966)	(2,553)	(66,984)	(69,537)
Restatement of opening Mar 24 LGPS net assets	-	-	-	(1,502)	-	(1,502)
Current service cost	(20)	-	(20)	(22)	-	(22)
Expenses	-	(68)	(68)	-	(66)	(66)
Interest expense	(128)	(3,252)	(3,380)	(126)	(3,204)	(3,330)
Member contributions	(6)	-	(6)	(6)	-	(6)
Actuarial losses (gains) due to scheme experience	26	(2,656)	(2,630)	(88)	(651)	(739)
Actuarial losses (gains) due to changes in demographic assumptions	5	-	5	934	685	1,619
Actuarial losses (gains) due to changes in financial assumptions	484	9,770	10,254	616	988	1,604
Benefits paid and expenses	89	2,410	2,499	83	1,930	2,013
Defined benefit obligation at end of period	(2,214)	(61,098)	(63,312)	(2,664)	(67,302)	(69,966)

Changes in fair value of plan assets:

	Total			Restated		Restated
	LGPS	SHPS	2025	LGPS	SHPS	Total 2024
	£'000	£'000	£'000	£'000	£'000	£'000
Fair value of plan assets at start of period	2,664	54,406	57,070	2,553	55,344	57,897
Restatement of opening Mar 24 LGPS net asset	-	-	-	1,502	-	1,502
Interest income	206	2,697	2,903	192	2,713	2,905
Experience on plan assets - gain (loss)	-	(4,985)	(4,985)	109	(4,866)	(4,757)
Employer contributions	30	3,316	3,346	29	3,145	3,174
Member contributions	6	-	6	6	-	6
Benefits paid and expenses	(89)	(2,410)	(2,499)	(83)	(1,930)	(2,013)
Assets transferred within Group companies	(68)	-	(68)	-	-	-
Fair value of plan assets at end of period	2,749	53,024	55,773	4,308	54,406	58,714
Plan asset not recognised	(535)	-	(535)	(1,644)	-	(1,644)
Fair value of plan assets recognised at end of period	2,214	53,024	55,238	2,664	54,406	57,070

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

27. Pensions (continued)

Financial Assumptions:

In calculating the scheme assets and liabilities, the fund actuary had to make a number of assumptions about events and circumstances in the future. These assumptions represent the best estimate of expected outcomes, but it is possible that actual outcomes will differ from those indicated. The main assumptions used by the actuary were:

	2025 LGPS	2025 SHPS	2025 Total	2024 Total
	% per annum	% per annum	% per annum	% per annum
Discount rate	5.80% - 5.85%	5.90%	5.80% - 5.90%	4.80% - 4.92%
Pension increase	0.00% - 0.00%	3.06%	3.06% - 3.06%	0.00% - 3.11%
Inflation rate (CPI)	2.70% - 2.80%	2.80%	2.70% - 2.80%	2.75% - 2.79%
Salary Growth	3.30% - 3.60%	3.80%	3.30% - 3.80%	3.35% - 3.79%
Allowance for commutation of pension for cash at retirement		75%		75%

The mortality assumptions adopted at 31 March 2023 imply the following life expectancies:

Mortality Assumptions	2025	2025	2025	2024
Life expectancy at age 65 (Years)	LGPS	SHPS	Total	Total
Male retiring now	19.1 - 20.5	20.5	20.5 - 20.5	20.5 - 20.6
Female retiring now	22.7 - 23.6	23.0	23.0 - 23.6	23.0 - 23.6
Male retiring in 20 years	21.1 - 21.3	21.7	21.3 - 21.7	21.4 - 21.8
Female retiring in 20 years	23.9 - 25.0	24.5	24.5 - 25.0	24.4 - 25.0

Major categories of plan assets as a percentage of total plan assets:

	2025 LGPS		2025 SHPS		2025 Total	
	£'000	%	£'000	%	£'000	%
Equities	842	67.5%	15,904	30.0%	16,746	30.9%
Bonds	253	20.3%	10,150	19.1%	10,403	19.2%
Property	122	9.8%	9,028	17.0%	9,150	16.9%
Cash/Liquidity	30	2.4%	720	1.4%	750	1.4%
Other	-	0.0%	17,221	32.5%	17,221	31.6%
Total	1,248	100.0%	53,023	100.0%	54,271	100.0%

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

28. Employees

The average number of employees, including the Executive Team, expressed as full time equivalents during the year was as follows:

	2025 No	2024 No
Housing, support and care	359	335
Maintenance	294	261
Development	103	100
Administration	227	220
	983	916

Employee costs were as follows:

	2025 £'000	2024 £'000
Wages and salaries	37,732	34,130
Social security costs	3,608	3,236
Other pension costs	2,238	1,979
	43,578	39,345

29. Non-equity share capital

The shares provide members with the right to vote at general meetings, but do not provide any rights to dividends or distributions on a winding up. Shares in the Association issued to members are not transferable. Upon a shareholder ceasing to be a member, his/her share is forfeited and the value is credited to the revenue reserve.

	2025 £	2024 £
Shares of £1 each issued and fully paid		
At the beginning of the year	14	16
Shares issued during the year	1	4
Shares surrendered during the year	(5)	(6)
At the end of the year	10	14

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

30. Financial commitments

a) Capital Commitments

Capital expenditure commitments were as follows:

	2025 £'000	2024 £'000
Expenditure contracted but not provided for in the accounts	371,594	295,335
Expenditure authorised by the Board, but not contracted	154,698	66,814
	526,292	362,149

Capital commitments will be funded as follows:

	2025 £'000	2024 £'000
Existing loan facilities	302,170	139,568
First tranche sales	125,886	35,866
Grants	4,069	136,138
Existing reserves	94,168	50,577
	526,293	362,149

b) Operating Leases

The Association had minimum lease payments under non-cancellable operating leases as set out below:

	2025 £'000	2024 £'000
In one year or less or on demand	1,217	1,239
In more than one year, but not more than two years	1,202	1,180
In more than two years, but not more than five years	1,892	2,804
In more than five years	761	764
	5,072	5,987

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

31. Accommodation in management and development

At the end of the year, number of units in management for each class of accommodation was as follows:

	Owned not managed	Managed not owned	Owned and Managed	2025 Total Owned and Managed	2024 Total Owned and Managed
General needs - social rent	140	672	10,117	10,929	10,797
General needs - affordable rent	-	196	6,414	6,610	6,234
Low Cost Home Ownership	9	200	3,417	3,626	3,345
Supported housing	203	52	1,127	1,382	1,372
Supported - housing for older people	-	-	457	457	457
Intermediate rent	-	-	291	291	304
Non social rented	100	425	163	688	494
Social leased	-	49	1,058	1,107	1,092
Non social leased	49	241	50	340	340
Total	501	1,835	23,094	25,430	24,435

Accommodation in development at year-end	2,350	2,080
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The note below is a reconciliation of the movement in unit numbers broken down by the category of asset. There was a net increase of 995 properties in the year principally driven by development and acquisition of new housing.

	General needs - social rent	General needs - affordable rent	Low Cost Home Ownership	Supported housing	Intermediate rent	Other	Total
Opening unit numbers	10,797	6,234	3,345	1,829	304	1,926	24,435
Reclassification of tenure (excluding above)	11	-	-	-	1	1	13
New stock acquired	171	288	206	61	-	-	726
New stock into management	-	72	131	-	-	196	399
Management contracts ceased	-	-	-	(24)	-	-	(24)
Sales to the open market	(4)	(3)	-	(10)	(3)	(2)	(22)
Sales to tenants freehold	(5)	(4)	(5)	-	-	5	(9)
Sales to tenants leasehold	(1)	(8)	(15)	-	-	9	(15)
Other sales	(5)	(4)	(37)	-	(1)	-	(47)
Remodelling of scheme	1	-	-	(8)	-	-	(7)
Lease hand backs	(7)	(1)	-	-	-	-	(8)
Move FROM social rent stock category	12	45	1	2	-	-	60
Move TO social rent stock category	(41)	(9)	-	(11)	(10)	-	(71)
Calculated net change in stock	132	376	281	10	(13)	209	995
Calculated closing Stock number	10,929	6,610	3,626	1,839	291	2,135	25,430

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

32. Contingent liabilities

The Association has a future obligation to recycle grant in relation to properties acquired from other registered providers once the properties are disposed of. At 31 March 2025, the value of grant received in respect of these properties that had not been disposed of was £27,485k (2024: £27,613k).

Cross guarantees

Following the refinancing exercise in December 2007 by Great Places Housing Group Limited ("Great Places"), cross guarantees are in place with Great Places Housing Association ("GPHA"). These facilities are loans to Great Places and then on-lent to GPHA under a guarantee structure; i.e. the loans are secured against the assets of both the Association and those of the Group.

The guarantee structure also covers the interest rate swaps entered into by Great Places. As disclosed in note 23a, £661m (2024: £574m) of the Group's loans are on lent to GPHA under this arrangement.

33. Related parties

During the year the Association had intra-group transactions with its subsidiary Terra Nova Developments Limited, a non-regulated entity, incurring costs of £39,415k (2024: £30,648k) relating to housing property design and build services. At 31 March 2025 the Association owed Terra Nova Developments Limited £nil (2024: £nil).

The Association has a loan with its subsidiary, Cube Homes Limited ("Cube"), a non-regulated entity. At the end of the year the value of the loan was £28,939k (2024: £25,423k). Interest of £1,643k (2024: £1,106k) was charged by the Association to Cube on this loan during the year.

The Association has taken advantage of the exemption available under FRS 102 not to disclose transactions with regulated Group Companies.

During the year, the Great Places Housing Group entered into transactions with entities in which certain board members have interests. Transactions with these entities are shown below together with expenditure incurred during the financial year. These transactions were conducted on an arm's length basis.

<u>Organisation</u>	<u>£'000</u>
BT	95
United Utilities	235

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

34. Ultimate controlling party

The ultimate controlling party of the Association is Great Places Housing Group Limited, which is a company registered under the Co-operative and Community Benefit Societies Act 2014 and a registered provider of social housing under the Housing and Regeneration Act 2008. The consolidated accounts of Great Places Housing Group Limited can be obtained from Great Places Housing Group Limited, 2a Derwent Avenue, Manchester, M21 7QP, or via its website at www.greatplaces.org.uk.

Great Places Housing Association is the parent company of Terra Nova Developments Limited and Cube Homes Limited, both of which traded during the year and are incorporated in the United Kingdom.

35. Prior Period Adjustment

Details of the adjustment to 2024 are shown in the table that follows, these changes related to the following four reasons:

1. Work on our fixed asset register in line with our corporate priority on data governance led to a £4.8m write down of asset value from prior periods and £3.1m decrease in deferred capital grant values in prior periods with corresponding disposals.
2. A reclassification in the prior year of deferred capital grant to SHG received in advance for £15.4m has been processed.
3. The LGPS prior year has been adjusted to reflect the asset and obligations held more accurately given the surplus these create isn't being recognised.
4. A reclassification of £5.9m in relation to the capitalised loan arrangement fees balance has taken place to show the amount in relation to loans due to parent undertakings and loans due to third parties. This doesn't affect the total creditor or debt amounts.

GREAT PLACES HOUSING ASSOCIATION

Year ended 31 March 2025

NOTES TO THE FINANCIAL STATEMENTS (Continued)

35. Prior Period Adjustment (continued)

Note Item	Note	Original Amount	Adjustment	Restated Amount
<u>Housing properties - cost:</u>				
Social housing properties held for letting	12	1,318,879	(6,301)	1,312,578
Housing properties for letting under construction	12	219,765	(1,949)	217,816
Shared ownership housing properties under construction	12	50,938	(203)	50,735
<u>Housing properties - Depreciation and impairment:</u>				
Social housing properties held for letting	12	(239,805)	3,667	(236,138)
Completed shared ownership housing properties	12	(14,043)	(76)	(14,119)
Other social housing properties held for letting	12	(213)	31	(182)
<u>Creditors: amount falling due within one year:</u>				
Social housing grant received in advance	21	(75,563)	(15,398)	(90,961)
<u>Creditors: amount falling due after one year:</u>				
Debt, net of arrangement fees	22 & 23	(105,497)	(5,921)	(111,418)
Loan due to parent undertaking	22 & 23	(564,848)	5,921	(558,927)
<u>Deferred Capital Grant:</u>				
Grant received in year	24 & 22	(92,338)	15,398	(76,939)
Grant disposed in year	24 & 22	203	3,370	3,573
Amortisation released on disposal	24 & 22	(444)	(285)	(729)
<u>Pensions:</u>				
Pension - Defined benefit obligations - LGPS	27	(69,537)	(1,502)	(71,039)
Pension - Plan Assets - LGPS	27	57,897	1,502	59,399
Net Assets*		234,334	(1,747)	232,587
<u>Revenue Reserve</u>				
Assets Values written down from pre 2024			(4,831)	
Grant Values written down from pre 2024		234,780	3,084	233,033
Association's funds**		234,334	(1,747)	232,587

* This figure is net assets figure displayed within the Statement of Financial Position while this includes the items listed above it also includes other assets and liabilities.

** This figure is the association's funds figure within the Statement of Financial Position while this includes the items listed above it also includes other items contained within the revenue reserve as well as the balances of the other reserves.