

Co-operative and Community Benefit Society (FCA) No 23202R  
Regulator of Social Housing No SL3224

# Plumlife Homes Limited

## Report and Financial Statements

### For the year ended 31 March 2025



**PLUMLIFE HOMES LIMITED**

**Year ended 31 March 2025**

**ASSOCIATION INFORMATION**

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## PLUMLIFE HOMES LIMITED

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.plumlife.co.uk](http://www.plumlife.co.uk)

**Registered Numbers:** Regulator of Social Housing No: *SL3224*  
Co-operative and Community Benefit Society No: *23202R*

**PLUMLIFE HOMES LIMITED**

**Year ended 31 March 2025**

**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

## **PLUMLIFE HOMES LIMITED**

**Year ended 31 March 2025**

### **REPORT OF THE BOARD**

The Board presents its report and the audited financial statements for the year ended 31 March 2025.

#### **Principal activities**

Plumlife Homes Limited's ("the Association") principal activities include the management of shared ownership and rent to homebuy properties for Great Places Housing Group ("the Group") as a Registered Provider and management of leasehold and private housing schemes. Note 25 provides details on the number of properties managed or owned and managed.

#### **Business review**

The surplus after tax for the year ended 31 March 2025 was £330k (2024: £428k). At the year-end revenue reserves amounted to £3,156k (2024: £3,126k). Turnover has increased to £740k (2024: £715k) this is due to the rent and service charge increases in year.

Staircasing sales activity reduced to zero this year, with staircasing's yielding a net gain on disposal of £0 which is down on £132k in 2024.

In respect of the year ended 31 March 2025 a gift aid payment of £300k was made to Great Places Housing Association ("GPHA"), (2024: £400k).

#### **Housing property assets**

Details of changes to the Association's property assets are shown in note 12 of the financial statements.

#### **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 (2024: nil).

#### **Post balance sheet events**

There have been no events since the year-end that have had a significant effect on the Association's financial position.

#### **Equality, diversity and inclusion**

The Association has, and continually reappraises, 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 Association and wider Group.

#### **Internal Control and risk management**

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

## **PLUMLIFE HOMES LIMITED**

**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 which demonstrates that the Association has sufficient rental income to cover its expenditure.

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

#### **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**

The 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;
- 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.

**Statement of the responsibilities of the Board for the report and financial statements (continued)**

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:

A handwritten signature in dark ink, appearing to read 'J. McLean', is written over a faint, light blue circular watermark that contains the text 'PLUMLIFE HOMES LIMITED'.

**J. McLean**

Company Secretary

## **PLUMLIFE HOMES LIMITED**

**Year ended 31 March 2024**

### **INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF PLUMLIFE HOMES LIMITED**

#### **Opinion**

We have audited the financial statements of Plumlife Homes 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 strategic report, 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.



## **PLUMLIFE HOMES LIMITED**

**Year ended 31 March 2025**

### **INDEPENDENT AUDITOR'S REPORT TO PLUMLIFE HOMES LIMITED (continued)**

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 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 website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**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 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, the NHF Code of Governance 2020, the Regulatory Standards and tax 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.

**PLUMLIFE HOMES LIMITED**

**Year ended 31 March 2025**

**INDEPENDENT AUDITOR'S REPORT TO PLUMLIFE HOMES LIMITED (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  
One Express  
1 George Leigh St  
Ancoats  
Manchester  
M4 5DL

Date: 14 August 2025

**PLUMLIFE HOMES LIMITED****Year ended 31 March 2025****STATEMENT OF COMPREHENSIVE INCOME**

	Note	2025 £'000s	2024 £'000s
Turnover	4	740	715
Operating costs	4	(404)	(415)
Surplus on sale of fixed assets – housing properties	5	-	132
<b>Operating surplus</b>	6	<b>336</b>	<b>432</b>
Interest receivable	7	6	8
Interest and financing costs	8	-	-
<b>Surplus on ordinary activities before taxation</b>		<b>342</b>	<b>440</b>
Tax on surplus on ordinary activities	9	(12)	(12)
<b>Surplus for the year and total comprehensive income</b>		<b>330</b>	<b>428</b>

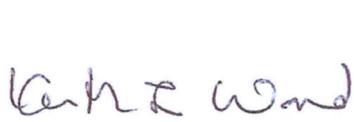
All amounts relate to continuing activities.

The accompanying notes on pages 15 to 27 form part of these financial statements.

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

**PLUMLIFE HOMES LIMITED****As at 31 March 2025****STATEMENT OF FINANCIAL POSITION**

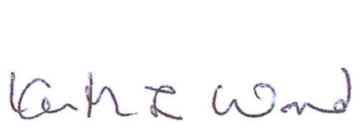
	Note	2025 £'000	2024 £'000
<b>Tangible fixed assets</b>			
Housing properties at cost	12	2,722	2,722
Depreciation	12	(582)	(560)
		<u>2,140</u>	<u>2,162</u>
<b>Current assets</b>			
Debtors	13	3,014	3,063
Cash at bank and in hand	14	82	149
		<u>3,096</u>	<u>3,212</u>
<b>Creditors: Amounts falling due within one year</b>	15	(675)	(826)
<b>Net current assets</b>		<u>2,421</u>	<u>2,386</u>
<b>Total assets less current liabilities</b>		<u>4,561</u>	<u>4,548</u>
<b>Creditors: Amounts falling due after one year</b>	16	(1,405)	(1,422)
<b>Net assets</b>		<u>3,156</u>	<u>3,126</u>
<b>Capital and reserves</b>			
Non-equity share capital	22	-	-
Revenue reserves		3,156	3,126
<b>Association's funds</b>		<u>3,156</u>	<u>3,126</u>

The accompanying notes on pages 15 to 27 form part of these financial statements.

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

**PLUMLIFE HOMES LIMITED****As at 31 March 2025****STATEMENT OF CHANGES IN RESERVES**

	Share capital	Revenue reserve	Total
	£'000	£'000	£'000
As at 1 April 2023	-	3,098	3,098
Surplus for the year and total comprehensive income	-	428	428
Gift aid payment	-	(400)	(400)
<b>As at 31 March 2024</b>	<b>-</b>	<b>3,126</b>	<b>3,126</b>
Surplus for the year and total comprehensive income	-	330	330
Gift aid payment	-	(300)	(300)
<b>As at 31 March 2025</b>	<b>-</b>	<b>3,156</b>	<b>3,156</b>

The accompanying notes on pages 15 to 27 form part of these financial statements.

## **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 in accordance with applicable law and UK accounting standards (United Kingdom Generally Accepted Accounting Practice) which for the 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 FRS102 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 the Group Limited as at 31 March 2025 and these financial statements and 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.

### **Turnover**

Income is measured at the fair value of the consideration received or receivable. The Association generates the following material income streams: Management fees from managing properties on behalf of others; Rental income receivable (after deducting lost rent from void properties available for letting); Service charges receivable; and other marketing and letting activities.

Grants in respect of revenue expenditure are credited to the income statement 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.

Management fees receivable are shown as income and included in management fees receivable. Costs of carrying out the management contracts and rechargeable expenses are included in operating costs.

## **2. Accounting policies (continued)**

### **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 which demonstrates that the Association has sufficient rental income to cover its expenditure.

### **Tax**

#### **Current tax**

The tax expense for the period comprises current and deferred tax. Tax is recognised in the income and expenditure account, except that a change attributable to an item of income and expense is recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the United Kingdom.

#### **Deferred Tax**

Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date. Deferred balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits;
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met; and
- Where timing differences relate to interests in subsidiaries, associates, branches and joint ventures and the group can control their reversal and such reversal is not considered probable in the foreseeable future.

#### **Value Added Tax (VAT)**

The Association is VAT registered as part of the Group VAT registration. A large proportion of its income 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.

#### **Service charges**

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.

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

#### **Interest**

Interest receivable and payable is recorded in the Statement of Comprehensive Income in the year on an accruals basis.



## **2. Accounting policies (continued)**

### **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.

### **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.

### **Donated land**

Land donated by local authorities and other government sources are added to cost at the fair value of the land at the time of the donation and an amount equivalent to the increase in value between market value and cost is added to other grants and recognised in the balance sheet as a liability. Where the donation is from a non-public source, the value of the donation is included as income.

### **Depreciation of housing properties**

Freehold land is not depreciated. Depreciation of buildings is charged so as to write down the net book value of housing properties to their estimated residual value, on a straight-line basis, over their estimated useful economic lives in the business. The depreciable amount is arrived at on the basis of original cost, at a rate of 1% - 2% per annum.

Properties held under leases are amortised over the life of the lease or their estimated useful economic lives in the business, if shorter.

### **Impairment**

Housing properties which are depreciated over a period in excess of 50 years are subject to impairment reviews annually. Other assets are reviewed to see if there is an indication that impairment may have occurred.

Where there is evidence of impairment, fixed assets are written down to their recoverable amount, being the higher of the net realisable value or the value in use to the Association. Any such write down is charged before arriving at operating surplus.

### **Debtors**

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

## **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.

### **Rent and service charge agreements**

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.

### **Creditors**

Creditors with no stated interest rate and payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the income statement in other operating expenses. A liability is recognised to the extent of any unused holiday pay entitlement which has accrued at the balance sheet date and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the balance sheet date.

### **Government grants**

Grant received in relation to housing properties is accounted for using the accrual model set out in FRS 102 and the Housing SORP 2018. Grant is carried as deferred income in the balance sheet and released to the income and expenditure account on a systematic basis over the useful economic lives of the assets for which it was received. In accordance with Housing SORP 2018 the useful economic life of the housing property structure has been selected.

Where social housing grant ("SHG") funded property is sold, the grant become 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. Grants due from government organisations or received in advance are included as current assets or liabilities.

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 balance sheet 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 balance sheet at historic cost. Loans that are payable within one year are not discounted.

## **2. Accounting policies (continued)**

### **Pensions**

The Association transferred all employees to Great Places Housing Association on 1 March 2021 and therefore no longer participates in any pension scheme.

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

In preparing these financial statements, the key judgements have been made in respect of the following:

- Whether there are 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 including Existing Use Value - Social Housing (EUV-SH), depreciated replacement cost and return of the life of the asset.
- The categorisation of housing properties as investment properties or property, plant and equipment based on the use of the asset.
- What constitutes a cash generating unit when indicators of impairment require there to be an impairment review.
- The amount of rental 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.
- The Group undertakings debtor is reviewed annually and the liquidity of the group entities is considered. Following this review the debt is considered recoverable.

**PLUMLIFE HOMES LIMITED**

**Year ended 31 March 2025**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

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

**4(a) - Particulars of turnover, cost of sales, operating costs and operating surplus**

	Turnover	Operating costs	2025 Operating surplus
	£'000	£'000	£'000
<b>Social housing lettings (note 4 b)</b>	740	(389)	<b>351</b>
<b>Other social housing activities</b>			
Managed properties	-	(15)	(15)
Marketing income	-	1	1
Other	-	-	-
	<b>-</b>	<b>(14)</b>	<b>(14)</b>
<b>Non-social housing activities</b>			
Commercial property income	-	-	-
Other non-social income	-	(1)	(1)
	<b>740</b>	<b>(404)</b>	<b>336</b>
Surplus on sale of fixed assets (note 5)			-
	<b>740</b>	<b>(404)</b>	<b>336</b>

	Turnover	Operating costs	2024 Operating surplus
	£'000	£'000	£'000
<b>Social housing lettings (note 4 b)</b>	713	(398)	<b>315</b>
<b>Other social housing activities</b>			
Managed properties	-	(17)	(17)
Marketing income	-	2	2
Other	-	-	-
	<b>-</b>	<b>(15)</b>	<b>(15)</b>
<b>Non-social housing activities</b>			
Commercial property income	-	-	-
Other non-social income	2	(2)	-
	<b>2</b>	<b>(2)</b>	<b>-</b>
Surplus on disposal of fixed assets (note 5)	-	-	132
	<b>715</b>	<b>(415)</b>	<b>432</b>

**PLUMLIFE HOMES LIMITED****Year ended 31 March 2025****NOTES TO THE FINANCIAL STATEMENTS (continued)****4. Particulars of turnover, cost of sales, operating costs and operating surplus (continued)****4 (b) - Particulars of income and expenditure from social housing lettings**

The turnover, operating expenditure and surplus from social housing lettings can be broken down further, as follows:

	<b>General needs housing £'000</b>	<b>Shared ownership £'000</b>	<b>Total 2025 £'000</b>	<b>Total 2024 £'000</b>
Rent receivable net of identifiable service charges	-	257	257	247
Service charge income	-	379	379	352
Amortisation of government grants	-	18	18	18
Other income	-	86	86	96
Turnover from social housing lettings	-	<b>740</b>	<b>740</b>	<b>713</b>
Management	-	2	2	(53)
Services charge costs	-	(371)	(371)	(325)
Routine maintenance	-	-	-	3
Planned maintenance	-	-	-	-
Major repairs expenditure	-	-	-	-
Bad debts	-	2	2	-
Depreciation of housing properties	-	(22)	(22)	(23)
Other costs	-	-	-	-
Operating expenditure on social housing lettings	-	<b>(389)</b>	<b>(389)</b>	<b>(398)</b>
Operating surplus on social housing lettings	-	<b>351</b>	<b>351</b>	<b>315</b>
Void losses	-	-	-	-

**5. Surplus on sale of fixed assets – housing properties**

	<b>2025 £'000</b>	<b>2024 £'000</b>
Disposal proceeds (net of costs)	-	175
Carrying value of fixed assets	-	(15)
	-	160
Capital grant recycled (Note 19)	-	(28)
	-	132

**6. Operating surplus**

The operating surplus/(deficit) is arrived at after charging:	<b>2025 £'000</b>	<b>2024 £'000</b>
Depreciation of housing properties	22	23
Auditor's remuneration (excluding VAT)		
-for the audit of the financial statements	13	13

**PLUMLIFE HOMES LIMITED****Year ended 31 March 2025****NOTES TO THE FINANCIAL STATEMENTS (continued)****7. Interest receivable and other income**

2025	2024
£'000	£'000
6	8
<b>6</b>	<b>8</b>

Interest receivable and similar income

**8. Interest payable and financing costs**

2025	2024
£'000	£'000
-	-
<b>-</b>	<b>-</b>

Loans and bank overdrafts

**9. Tax on surplus on ordinary activities**

2025	2024
£'000	£'000
12	9
-	3
<b>12</b>	<b>12</b>

**Current tax**

UK corporation tax charge for year

Adjustments in respect of prior years

UK corporation tax charge for year

**Tax reconciliations**

Surplus on ordinary activities before tax

Profit subject to tax

343	440
<b>343</b>	<b>440</b>

Tax on profit on ordinary activities at the standard rate of corporation tax in the UK of 25% (2024: 25%)

86	110
----	-----

**Effects of:**

Fixed asset differences

6	(27)
---	------

Income not taxable for tax purposes

(5)	(5)
-----	-----

Chargeable gains / (losses)

-	31
---	----

Adjustment to tax charge in respect of previous periods

-	3
---	---

Gift aid payments

(75)	(100)
------	-------

**Total tax charge**

<b>12</b>	<b>12</b>
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**10. Gift aid**

2025	2024
£'000	£'000
300	400
<b>300</b>	<b>400</b>

Paid to Great Places Housing Association

# PLUMLIFE HOMES LIMITED

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 officer are the members of the Board. The chief executive officer who served during the year was an employee of Great Places Housing Association and there were no emoluments paid to her by the Association. The chief executive officer's emoluments are disclosed in the Group accounts. No emoluments were paid by the Association to members of the Board during the year (2024: £nil).

### 12. Tangible fixed assets – housing properties

	Shared ownership properties £'000
<b>Cost</b>	
As at 1 April 2024	2,722
Disposals	-
As at 31 March 2025	<b>2,722</b>
<b>Depreciation and impairment</b>	
As at 1 April 2024	560
Charged in year	22
Released on disposal	-
As at 31 March 2025	<b>582</b>
<b>Net book value as at 31 March 2025</b>	<b>2,140</b>
Net book value as at 31 March 2024	2,162

#### Housing properties book value, net of depreciation

	2025 £'000	2024 £'000
Freehold land and buildings	1,665	1,682
Long leasehold land and buildings	475	480
	<b>2,140</b>	<b>2,162</b>

### 13. Debtors

	2025 £'000	2024 £'000
Rent and service charges receivable	374	578
Provision for bad and doubtful debts	-	-
	<b>374</b>	<b>578</b>
Due from group undertakings	2,536	2,426
Trade debtors	9	7
Other debtors	95	52
Prepayments and accrued income	-	-
	<b>3,014</b>	<b>3,063</b>

## PLUMLIFE HOMES LIMITED

Year ended 31 March 2025

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### 14. Cash and cash equivalents

Within the cash total of £82k (2024 £149k) is an amount held on behalf of others of £74k (2024 £73k).

#### 15. Creditors: amounts falling due within one year

	2025 £'000	2024 £'000
Rent and service charges received in advance	9	31
Leaseholder sinking funds	618	742
Corporation tax	12	9
Other creditors	4	3
Deferred capital grant (note 18)	18	18
Accruals and deferred income	15	24
	<b>676</b>	<b>826</b>

Leaseholder sinking funds are specifically held in trust for leaseholders to cover anticipated future expenditure in relation to their sinking fund liabilities.

#### 16. Creditors: amounts falling due after more than one year

	2025 £'000	2024 £'000
Deferred capital grant (note 18)	1,405	1,422
	<b>1,405</b>	<b>1,422</b>

#### 17. Debt

##### Statement of net debt

	2025 £'000	2024 £'000
Cash and cash equivalents	82	149
Debt	-	-
<b>Net funds</b>	<b>82</b>	<b>149</b>

##### Reconciliation of net debt

	2025 £'000
Net funds at beginning of year	149
(Decrease) in cash and bank overdrafts	(67)
Repayment of existing debt	-
<b>Net funds</b>	<b>82</b>



# PLUMLIFE HOMES LIMITED

Year ended 31 March 2025

## NOTES TO THE FINANCIAL STATEMENTS (continued)

### 18. Deferred capital grant

	2025 £'000	2024 £'000
Total grant at start of period	1,873	1,901
Grants recycled in the year	-	(28)
Grants disposed in the year	-	-
<b>Total grant at end of period</b>	<b>1,873</b>	<b>1,873</b>
Total amortisation at start of period	(433)	(420)
Released to income in the period - social housing	(18)	(18)
Released on disposal	-	5
<b>Total amortisation at end of period</b>	<b>(451)</b>	<b>(433)</b>
<b>Net book value at end of period</b>	<b>1,422</b>	<b>1,440</b>
Net book value at start of period	1,440	1,481
<b>Of which:</b>		
Due within one year	18	18
Due greater than one year	1,404	1,422
	<b>1,422</b>	<b>1,440</b>

### 19. Recycled capital grant fund

	2025 £'000	2024 £'000
At the beginning of the year	-	-
Grants recycled	-	27
Transferred to other group companies	-	(27)
<b>At the end of the year</b>	<b>-</b>	<b>-</b>

### 20. Financial instruments

	2025 £'000	2024 £'000
<b>Financial assets</b>		
<b>Financial assets measured at historical cost:</b>		
- Trade receivables	9	7
- Other receivables	3,003	3,056
- Cash and cash equivalents	82	149
<b>Total financial assets</b>	<b>3,094</b>	<b>3,212</b>
<b>Financial liabilities measured at historical cost:</b>		
- Loans payable	-	-
- Trade creditors	-	-
- Other creditors	2,081	2,248
<b>Total financial liabilities</b>	<b>2,081</b>	<b>2,248</b>

## PLUMLIFE HOMES LIMITED

Year ended 31 March 2025

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### 21. Employees

Plumlife has no employees (2024:None). All activities carried out are performed by employees of Great Places Housing Association and recharged accordingly.

#### 22. 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, the share is forfeited and the value is credited to the revenue reserve.

	2025	2024
	£	£
<b>Shares of £1 each issued and fully paid</b>		
At the beginning of the year	10	9
Shares issued during the year	1	4
Shares surrendered during the year	(1)	(3)
At the end of the year	<b>10</b>	<b>10</b>

#### 23. Financial commitments

The Association has no capital commitments as at 31 March 2025 (31 March 2024: £nil).

#### 24. Related parties

The Association has intra-group transactions with Cube Homes Limited ("Cube"), a non-regulated entity within the Group.

	2025	2024
	£'000	£'000
Marketing services income	-	-
Accommodation management services	-	50
	<b>-</b>	<b>50</b>

At the 31 March 2025 the Association owed Cube £nil (2024: £nil) and was owed £nil (2024: £nil) by Cube.

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

## PLUMLIFE HOMES LIMITED

Year ended 31 March 2025

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### 25. Accommodation in management

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

			2025	2024
	Managed not owned	Owned and Managed	Total Owned and Managed	Total Owned and Managed
General Needs - social rent	101	-	101	101
Low Cost Home Ownership	-	134	134	134
Non Social Rented	142	-	142	142
Social Leased	168	146	314	314
Non Social Leased	1,520	-	1,520	1,572
<b>Total</b>	<b>1,931</b>	<b>280</b>	<b>2,211</b>	<b>2,263</b>

Reconciliation of movement in unit numbers:

	General Needs	Shared Ownership	Intermediate rent	Other	Total
<b>Opening unit numbers</b>	<b>101</b>	<b>134</b>	<b>-</b>	<b>2,028</b>	<b>2,263</b>
Management contracts handed back	-	-	-	(52)	(52)
<b>Calculated closing stock number</b>	<b>101</b>	<b>134</b>	<b>-</b>	<b>1,976</b>	<b>2,211</b>

#### 26. Ultimate controlling party

The ultimate controlling party of the Association is Great Places Housing Group, 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 Act. 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](http://www.greatplaces.org.uk).