Regulator of Social Housing No: LH3926

Places for People Living+ Limited

Financial Statements

For the year ending 31 March 2025

CONTENTS

Board of Management	**Non Executives**	
	R Gregory	(Chair)
	V Bonner	(Appointed 16 April 2024)
	R Cartwright	
	A Daniel	
	M Dunn	
	R Finn	
	G Kitchen	
	G Waddell	
	P Denton	(Appointed 1 March 2025)
	Executives	
	G Reed	
	A Winstanley	
	S Black	
Secretary	K Deacon	
Registered Office	305 Gray's Inn Road London WC1X 8QR	
Banker	Barclays Bank Plc 38 Fishergate Preston PR1 2AD	
Registered Auditor	MHA Moorgate House 201 Silbury Boulevard Milton Keynes MK9 1LZ	
Registration of the Association	The Association is registered under the Cooperative and Community Benefit Societies Act 2014 (Registered number 20014R) and is registered under the Housing and Regeneration Act 2008 (Registered number LH3926). It is also affiliated to the National Housing Federation and has charitable status.	

Report of the Board

The board of Directors is pleased to present its report and the audited financial statements for the year ended 31 March 2025.

Nature of the Association

Places for People Living + Limited (“the association”) is a not-for-profit Registered Society with charitable status for tax purposes, whose primary business is the provision of housing at affordable rents for those most in need. The association also meets housing and community needs through the supply of shared ownership and leasehold accommodation for sale as well as the development and management of care and support housing activities.

Transfer of Engagements

On 30 September 2024, South Devon Rural Homes Limited transferred its engagements (that is, its assets and liabilities) to Places for People Living+ Limited as permitted by the Co-operative and Community Benefit Societies Act 2014.
In accordance with FRS102, this transaction (a combination of public benefit entities) has been accounted for as a merger and so these financial statements are presented as if Places for People Living+ Limited had existed in its current form since the start of the previous reporting period. Further details are provided in note 26.

Results

The Association’s key performance indicators and principal risks and uncertainties are aligned with those of the ultimate parent undertaking, Places for People Group Limited, and are included in the consolidated Group accounts.

The Association’s strategy is aligned to that of the parent company Places for People Group Limited, as such the Financial Viability Statement and Value for Money information appropriate to the Association can be found in the Group financial statements that can be obtained from the Group’s registered office at 305 Gray's Inn Road, London, WC1X 8QR.

Review of the year

The turnover for the Association for the year ended 31 March 2025 was £186.8m (2024: £174.9m). Operating costs for the year were £144.0m (2024: £143.8m). The operating margin for the year has increased to 20.4% (2024: 16.6%).
The Board is pleased to report a net assets position of £580.3m (2024: £572.8m).

Customer Participation

A comprehensive set of structures exists to ensure that there is effective communication between the Association and its customers. Our National Customer Group (NCG) has continued to challenge and scrutinise our operational delivery and in doing so, help influence and strengthen critical issues and policies affecting the customer experience. The NCG’s primary remit is to hold our board to account — a challenge our board welcomes — and members are involved in recommending service improvements, highlighting best practice and working with our colleagues to check services meet, and exceed, their priorities.

Over the past year, a Chair of the NCG has been elected and we have established processes and routines that will ensure proactive NCG and board collaboration, all leading to better customer outcomes.

Internal Control

The Group Board has reviewed the effectiveness of the system of internal control for the year ended 31 March 2025 and up to the date of signing these financial statements. It has not identified any weaknesses which resulted in material losses or contingencies or other uncertainties which require disclosure in the financial statements.

Board and Committee Structure

The board of Directors of Places for People Group ("the Group") is responsible for setting strategies and budgets for the whole Group and co-ordinating the Group’s activities. Places for People Group Limited exercises control over the Association's parent company, Places for People Living+ Limited through an Independence and Responsibilities Agreement, a Service Level Agreement and powers granted to Places for People Group Limited in its rules.

The Group board has delegated certain matters to committees of the board of Places for People Group.

Corporate Governance

The board has regard to the UKCG code when setting its corporate governance, by which it governs the organisation. In doing so the Board closely follows the principles followed by Group.

Linked to the above, the Association has adhered to these principles except for Code provisions 3, 4, 5 and 18.

Provisions 3, 4, and 18 contemplate dialogue with external shareholders or decisions being referred to shareholders on matters of director appointments, auditor appointments, director remuneration and the use of the AGM to communicate with investors.

The Group has an Audit & Risk Committee, a Remuneration & Nominations Committee, a Development Committee and a Treasury Committee. The remit of those committees extends to the Association and its business. The committees draw members from and report to the Group Board. The Group Board takes direct responsibility for oversight of the Affordable Housing business conducted through the Group's regulated subsidiaries. Group Board members are also appointed members of the board of the Association and have full oversight of the operations of the Association. This further ensures that the provisions of the Code are met in respect of the Association.

Provision 5 states that the board should understand the views of other key stakeholders and describe in the annual report how their interests and the matters set out in section 172 (duty to promote the success of the company) of the Companies Act 2006 (the 2006 Act) have been considered in board discussions and decision-making. The Association is a registered society rather than a company and so the specific reporting requirements under section 172 of the 2006 Act do not apply to it. However, the Association's parent company, Places for People Group Limited, publishes consolidated group accounts which do contain a section 172 statement within its Strategic report. That statement addresses the issue of identification of key stakeholders and engagement with their views across the whole Group including the Association.

Provision 5 also prescribes the options for workforce engagement. The board has concluded that its methods for engagement described in the Group's Annual report are effective and more suited to the Group's overall needs than any of the Code's prescribed mechanisms.

The Group Annual report contains a Governance report that details the governance arrangements of the Group, and how the Code is applied at Group Board level.

Board members consider the report and accounts, taken as a whole, to be fair, balanced and understandable.

Going concern statement

The going concern assessment considers whether it is appropriate to prepare the financial statements on a going concern basis. In line with the majority of businesses within the UK the Group is faced with the need to address the consequences of sequence of severe and ongoing macroeconomic shocks over the past three years, including from Brexit, Covid-19, and resulting from Russia's invasion of Ukraine. High inflation and interest rates, a tight labour market and the residual impact of the pandemic on supply chains have increased costs and impacted incomes. The Groups business planning and the accompanying stress testing process incorporate these challenges, which continue to be monitored on a regular basis.

At 31 March 2025 the Group had cash and undrawn facilities of £0.9bn. The Group continues to actively manage its cash flows in order to mitigate any reductions in income and maintains a policy of having a minimum 18 months' liquidity.

The directors have reviewed the projected cash flows covering a period of 12 months from the date of the approval of the financial statements, which indicate that the Group will be able to operate within the levels of its agreed facilities and the compliance with debt covenants.

Places for People Living+ is part of the Guarantor Group and accesses funding from this Group pool, therefore the liquidity position of the Group supports the going concern assumption for the association.

On the basis described above, the directors are confident that the Group has adequate resources to continue to meet all liabilities, as and when they fall due, for 12 months from the date of approval of the financial statements and therefore consider it appropriate to adopt the going concern basis in preparing the consolidated financial statements.

Viability statement

The Code requires the directors to make a statement with regard to the viability of the Group. This requires consideration of solvency and liquidity over a longer period than the going concern assessment.

The Group's strategic plan covers a 10-year period, over which the directors have made assumptions regarding the Group's revenues, operating costs and cash requirements. The projections for the first three years of the plan are based on current opportunities and include an expectation of the rental incomes for the Group. There is inherently less certainty in the projections from year four to ten.

Consistent with prior years, the directors have therefore determined that three years is an appropriate period for this viability statement.

For the purposes of both Viability and Going Concern, an annual Stress Testing exercise is undertaken as part of the Business Planning process to assess the financial strength and robustness of the Group's plan. Using the ten year business plan, it aims to identify the circumstances which would push the Group to breaking point and the options available to mitigate such circumstances and ensure the Group meets all of its key financial metrics and loan covenants. The tests applied include amongst others, rent restrictions, housing market downturn, high inflation rates and sustained high interest rates. They show that with appropriate mitigations applied, the Group is able to meet all external loan covenants, even in the most extreme circumstances modelled.

The Board continuously monitor changes in internal and external indicators which could suggest that there is an increased risk of the stress test scenarios arising. These "stress test triggers" are an early warning mechanism enabling decisions to be made in relation to the potential deployment of mitigations.

On the basis of these assessments, the Board is confident that the Group will remain financially viable for the three year period covered by this statement and beyond.

Compliance with the Regulator of Social Housing's Governance and Financial Viability Standard

The Association has assessed the position and confirms that it has complied with The Regulator of Social Housing's Governance and Financial Viability Standard.

Statement of Disclosure to the Auditors

At the time of approval of this report:

a) so far as the Board Members are aware, there is no relevant audit information of which the Association's auditor is unaware, and

b) the Board Members have taken all steps that they ought to have taken as Board Members in order to make themselves aware of any relevant audit information and to establish that the Association's auditor is aware of that information.

Statement of Board's responsibilities in respect of the Board's report and the financial statements

The Board is responsible for preparing the Board's Report and the financial statements in accordance with applicable law and regulations.

Co-operative and Community Benefit Society law requires the Board to prepare financial statements for each financial year. Under those regulations the Board have elected to prepare the financial statements in accordance with UK Accounting Standards FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland.

The financial statements are required by law to give a true and fair view of the state of affairs of the association and of its income and expenditure for that period.

In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards and the Statement of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements; and
- assess the association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of Accounting unless it either intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

The Board is responsible for keeping proper books of account that disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that its 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. It is responsible for such internal control as it determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and has general responsibility for taking such steps as are reasonably open to it to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

The Board is responsible for the maintenance and integrity of the corporate and financial information included on the association's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Strategic Report

Places for People Living+ Limited has taken the exemption allowed in the statement of recommended practice for registered social housing providers to not include a strategic report as this is prepared for the Places for People Group and is included in the annual report which is available to the public and may be obtained from Places for People Group Limited, 305 Gray's Inn Road, London, WC1X 8QR.

By order of the Board

Kate Deacon

K Deacon
Secretary **23 September 2025**

Independent auditor's report to the members of Places for People Living+ Limited

Independent auditor's report to the members of Places for People Living+ Limited

Opinion

We have audited the financial statements Places for People Living+ 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 Equity and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view, in accordance with UK accounting standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland, of the state of affairs of the Association as at 31 March 2025 and of its income and expenditure for the year then ended;
- comply with the requirements of the Co-operative and Community Benefit Societies Act 2014; and
- have been prepared in accordance with 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 Company 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 ethical responsibilities in accordance with those requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Going concern

The Association's Board has prepared the financial statements on the going concern basis as they do not intend to liquidate the association or to cease its operations, and as they have concluded that the Association's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the Board's conclusions, we considered the inherent risks to the Association's business model and analysed how those risks might affect the Association's financial resources or ability to continue operations over the going concern period.

Our conclusions based on this work:

- we consider that the Board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified and concur with the Board's assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the Association's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the Association will continue in operation.

Fraud and breaches of laws and regulations – ability to detect

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of directors and inspection of policy documentation as to the Association's high-level policies and procedures to prevent and detect fraud, as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading Board and Audit and Risk Committee minutes.
- Using analytical procedures to identify any unusual or unexpected relationships.

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, and taking into account possible pressures to meet internal performance targets and our overall knowledge of the control environment, we perform procedures to address the risk of management override of controls and the risk of fraudulent revenue recognition, in particular the risk that income from property sales is recorded in the wrong period and the risk that Association management may be in a position to make inappropriate accounting entries.

We did not identify any additional fraud risks.

In determining the audit procedures, we took into account the results of our evaluation and testing of the operating effectiveness of some of the Association-wide fraud risk management controls.

We also performed procedures including:

Identifying journal entries and other adjustments to test based on risk criteria and comparing the identified entries to supporting documentation. These included those posted by unexpected individuals, journals posted to seldom used accounts, and journals posted to cash and turnover that were considered outside of the normal course of business.

Identifying and responding to risks of material misstatement due to non-compliance with laws and regulations.

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, and through discussion with the directors and other management (as required by auditing standards) and discussed with the directors and other management the policies and procedures regarding compliance with laws and regulations.

As the Association is regulated, our assessment of risks involved gaining an understanding of the control environment including the entity's procedures for complying with regulatory requirements.

We communicated identified laws and regulations throughout our team and remained alert to any indications of noncompliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the Association is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related Co-operative and Community Benefit Societies Act), taxation legislation and disclosures required by Housing legislation, and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly, the Association is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. We identified the following areas as those most likely to have such an effect: health and safety, data protection laws and certain aspects of housing legislation recognizing the financial and regulated nature of the Association's activities. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the directors and other management and inspection of regulatory and legal correspondence, if any. Therefore, if a breach of operational regulations is not disclosed to us or evident from relevant correspondence, an audit will not detect that breach.

Other information

The Association's Board is responsible for the other information, which comprises the Board's Annual Report. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work, we have not identified material misstatements in the other information.

Matters on which we are required to report by exception

Under the Co-operative and Community Benefit Societies Act 2014 we are required to report to you if, in our opinion:

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

We have nothing to report in these respects.

Board's responsibilities

As more fully explained in their statement set out on page 6, the Association's Board is responsible for the preparation of financial statements which give a true and fair view; such internal control as it determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; 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 it either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities

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 the financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. Based on our understanding of the Association, and its sector, we identified that the principal risks of non-compliance with laws and regulations related to employment laws, pension legislation, health and safety regulations, anti-bribery, corruption, fraud, money laundering, Homes England requirements and Regulator of Social Housing requirements and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements, such as the Co-operative and Community Benefit Societies Act 2014, Housing and Regeneration Act 2008, and the Accounting Direction for Private Registered Providers of Social Housing 2022.

We evaluated the Board's and management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to posting manual journal entries to manipulate financial performance, management bias through judgements and assumptions in significant accounting estimates, in particular in relation to capitalisation of development expenditure and works to existing properties, and significant one-off or unusual transactions.

Our audit procedures were designed to respond to those identified risks, including non-compliance with laws and regulations (irregularities) and fraud that are material to the financial statements. Our audit procedures included but were not limited to:

- Discussing with the Board and management their policies and procedures regarding compliance with laws and regulations;
- Communicating identified laws and regulations throughout our engagement team and remaining alert to any indications of non-compliance throughout our audit; and
- Considering the risk of acts by the Association which were contrary to applicable laws and regulations, including fraud.

Our audit procedures in relation to fraud included but were not limited to:

- Making enquiries of the Board and management on whether they had knowledge of any actual, suspected or alleged fraud;
- Gaining an understanding of the internal controls established to mitigate risks related to fraud;
- Discussing amongst the engagement team the risks of fraud; and
- Addressing the risks of fraud through management override of controls by performing journal entry testing.

There are inherent limitations in the audit procedures described above and the primary responsibility for the prevention and detection of irregularities including fraud rests with management. As with any audit, there remained a risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.

A further description of our responsibilities for the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities . This description forms part of our auditor's report.

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 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.

……………………………………

Elizabeth Newell BA (Hons) FCA (Senior Statutory Auditor)
(Senior Statutory Auditor)
for and on behalf of MHA, Statutory Auditor
Milton Keynes, United Kingdom
Date: 26 September 2025

MHA is the trading name of MHA Audit Services LLP, a limited liability partnership in England and Wales (registered number OC455542)

Places for People Living+ Limited

Statement of Comprehensive Income

For the year ending 31 March 2025

	Notes	2025 £'000	2024 £'000
Turnover	2	**186,764**	174,908
Cost of sales	2	**(4,588)**	(2,081)
Operating costs	2	**(144,026)**	(143,808)
Surplus on sale of fixed assets	4	**3,062**	13,447
Gain on revaluation of investment properties	13	**7,105**	7,968
Operating profit before interest		**48,316**	50,434
Net interest receivable and payable	7/8	**(41,550)**	(18,508)
Profit on ordinary activities before taxation		**6,767**	31,926
Taxation	10	**-**	-
Profit on ordinary activities after taxation		**6,767**	31,926
Actuarial gain/(loss) recognised in the pension scheme	20	**777**	(595)
Total comprehensive income for the year		**7,544**	31,331

The notes on pages 15 to 38 form an integral part of these financial statements.

The financial statements on pages 12 to 38 were approved by the Board on 23 September 2025, and signed on its behalf by:

R Gregory	**G Reed**	**K Deacon**
Chair	**Board Member**	**Secretary**

	Notes	2025		2024	
Fixed assets		**£'000**	**£'000**	£'000	£'000
Housing properties	11		**1,476,671**		1,438,479
Other fixed assets	12		**11,408**		8,433
External investments and investment in related undertakings	13		**7,000**		7,410
Investment property	13		**224,055**		186,666
Homebuy fixed asset investment	14		**124**		122
			1,719,258		1,641,110
Current assets					
Stock	15	**6,881**		4,067	
Debtors: amounts falling due within one year	16	**16,571**		16,594	
Cash at bank and in hand		**5,252**		4,766	
		28,704		25,427	
Creditors: amounts falling due within one year	17	**(67,111)**		(520,262)	
Net current liabilities			**(38,407)**		(494,835)
Creditors: amounts falling due after more than one year	18	**(1,097,164)**		(568,590)	
Pension liability	20	**(3,403)**		(4,921)	
			(1,100,567)		(573,511)
Net assets			**580,284**		572,764
Capital and reserves					
Non-equity share capital	21		**1**		1
Revenue reserves			**398,522**		390,199
Restricted reserves			**171**		195
Revaluation reserves			**181,590**		182,369
Total capital and reserves			**580,284**		572,764

The notes on pages 15 to 38 form an integral part of these financial statements.

The financial statements on pages 12 to 38 were approved by the Board on 23 September 2025, and signed on its behalf by:

R Gregory	**G Reed**	**K Deacon**
Chair	**Board Member**	**Secretary**

Places for People Living+ Limited
Statement of Changes in Reserves
For the year ending 31 March 2025

	Non-equity share capital £'000	Revenue Reserve £'000	Restricted Reserve £'000	Revaluation Reserve £'000	Total Reserves £'000
Balance at 1 April 2024	1	390,199	195	182,369	**572,764**
Profit for the year	-	6,767	-	-	6,767
Restricted reserve movement	-	-	(24)	-	(24)
Transfer from revaluation reserve to revenue reserves	-	779	-	(779)	-
Actuarial loss recognised in the pension scheme	-	777	-	-	777
Balance at 31 March 2025	**1**	**398,522**	**171**	**181,590**	**580,283**

The notes on pages 15 to 38 form an integral part of these financial statements.

1. PRINCIPAL ACCOUNTING POLICIES

Basis of accounting

A summary of the principal accounting policies, which have been applied consistently, is set out below.

These financial statements have been prepared in accordance with applicable United Kingdom accounting standards, including Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' ('FRS 102'), the Statement of Recommended Practice for Registered Social Housing Providers 2022 (SORP) and the Accounting Direction for Private Registered Providers of Social Housing 2019. The Association is registered under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Regulator Social Housing (ROSH) as a housing provider.

The Association's ultimate parent undertaking, Places for People Group Limited, includes the Association in its consolidated financial statements. The consolidated financial statements of Places for People Group Limited are prepared in accordance with FRS 102 and are available to the public and may be obtained from Places for People Group Limited, 305 Gray's Inn Road, London, WC1X 8QR. The Association is considered to be a qualifying entity for the purposes of FRS 102 and has applied the exemptions available under FRS 102.1.11 and FRS 102.1.12 (preparation of a statement of cash flows and related notes).

The financial statements are presented in Sterling (£000's).

Going Concern

The going concern assessment considers whether it is appropriate to prepare the financial statements on a going concern basis. In line with the majority of businesses within the UK the Group is faced with the need to address the consequences of sequence of severe and ongoing macroeconomic shocks over the past three years, including from Brexit, Covid-19, and resulting from Russia's invasion of Ukraine. High inflation and interest rates, a tight labour market and the residual impact of the pandemic on supply chains have increased costs and impacted incomes. The Groups business planning and the accompanying stress testing process incorporate these challenges, which continue to be monitored on a regular basis.

At 31 March 2025 the Group had cash and undrawn facilities of £1.0bn. The Group continues to actively manage its cash flows in order to mitigate any reductions in income and maintains a policy of having a minimum 18 months' liquidity.

The directors have reviewed the projected cash flows covering a period of 12 months from the date of the approval of the financial statements, which indicate that the Group will be able to operate within the levels of its agreed facilities and the compliance with debt covenants.

Places for People Living+ is part of the Guarantor Group and accesses funding from this Group pool, therefore the liquidity position of the Group supports the going concern assumption for the association.

On the basis described above, the directors are confident that the Group has adequate resources to continue to meet all liabilities, as and when they fall due, for 12 months from the date of approval of the financial statements and therefore consider it appropriate to adopt the going concern basis in preparing the consolidated financial statements.

Pubic Benefit Entity Combination

On 30 September 2024, South Devon Rural Homes Limited transferred its engagements (that is, its assets and liabilities) to Places for People Living+ Limited as permitted by the Co-operative and Community Benefit Societies Act 2014.

In accordance with FRS102, this transaction (a combination of public benefit entities) has been accounted for as a merger and so these financial statements are presented as if Places for People Living+ Limited had existed in its current form since the start of the previous reporting period. Further details are provided in note 26.

Significant Judgements

The following are the significant judgements, apart from those involving estimations (which are set out separately below), that have been made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements.

Going Concern

In order to assess whether it is appropriate for the Association to be reported as a going concern, the management apply judgement, having undertaken appropriate enquiries and having considered the business activities and the principal risks and uncertainties. In arriving at this judgement there are a large number of assumptions and estimates involved in calculating future cash flow projections. This includes management's expectations of both property sales and rental turnover, operating costs, timing and quantum of future capital expenditure and estimates and cost of future funding. The Directors have overlaid several severe but plausible, multi-variant scenarios, in respect of these assumptions used within the going concern assessment and to aid sensitivity analysis. As a result of these considerations the financial statements have been prepared on a going concern basis.

1. PRINCIPAL ACCOUNTING POLICIES (Continued)

Investment properties

The Association owns a range of different property types. This requires the Association to assess which properties should be classified as investment properties as these properties are held at a market valuation, not at depreciated cost.

The Association considered the FRS 102 definition of investment property which refers to property held to earn rentals for capital appreciation, rather than for administrative purposes or for sale in the ordinary course of business. The Association has also reviewed Section 16 of FRS 102 that precludes the classification of property held primarily for the provision of social benefits being classified as investment property. The Association has applied this by judging that rental properties without public subsidy attached to them are investment properties.

Lease classification

During the year ending 31 March 2019, the Association purchased the freeholds of a number of properties and assessed that the arrangement should be classified as a finance lease. The Group considered the requirements of FRS 102 Section 20 which requires that, if a lease substantially transfers all the risks and rewards of ownership, it should be treated as a finance lease. It was determined that because the Group will retain ownership of the properties at the end of the 45 year lease period, alongside holding the risks and rewards of owning and managing the properties during this period, the Group substantially holds the risks and rewards of ownership.

Accounting estimates

The nature of estimation means that actual outcomes may differ from the estimates made.

Residual value of social housing properties

It is considered that the estimate of residual value of social housing properties has a significant impact on the carrying amount of social housing assets. The Association considers the residual value of social housing property structure to be cost. The net book value of completed social housing properties is £1.5bn. The residual value of social housing property structure is £62.8m above the carrying value as at 31 March 2025.

Defined benefit pension schemes

The Association has defined benefit obligations relating to one pension scheme. Note 23 sets out the details for these schemes and the assumptions made to assess the net scheme benefit as at the reporting date. The Association engages qualified actuaries to advise on an appropriate discount rate. A decrease in the discount rate used of 0.1% is estimated to reduce scheme total deficits by £340k. The Association is party to legal action arising from the scheme rules on the Social Housing pension scheme. More detail can be found in note 20.

Investment properties

In addition to judging whether or not properties are categorised as investment properties, the Group is also required to estimate the fair value of investment properties on an annual basis. To facilitate this estimation, the Group engaged Savills, a leading professional adviser, to use RICS guidance and the requirements of the Red Book to complete a full valuation of the Group's investment properties. A discounted cash flow method was used to estimate the fair value of the portfolio. This used up-to-date information on net operating cash flows and applied an appropriate yield to this data based on an understanding of the market and the individual circumstances of each part of the portfolio. Comparisons have also been made with similar properties in recent transactions to give additional comfort around the valuations. Where applicable, an assessment is made on a similar basis for any related commercial income in respect of these properties. Management interrogation and challenge has been applied to both the valuation method and the assumptions used, including in respect of cash flows, CPI and HPI as appropriate.

Recoverability of Stock

The Association has £5.5m of land, £0.5m of completed property stock and £0.8m of work in progress at 31 March 2025 (2024: £2.4m of land, £0.2m completed property stock and £1.5m of work in progress). FRS 102 section 13 requires stock to be measured at the lower of cost and estimated selling price less costs to complete and sell. The Association also undertakes sensitivity analysis and has assessed that a short-term drop in expected selling prices of our completed properties of 10% would not result in a material impairment charge.

The Association monitors development projects and properties held for sale on an ongoing basis and uses rigorous appraisal techniques to estimate the recoverable amount of stock. Realistic financial projections are used on an individual site basis to allow management to estimate that land and property are held at the appropriate amount. The Association makes judgements to assess the achievable selling price for properties including assessing the views of specialist advisers on the UK housing market and future house price inflation. Management also consider detailed information relating to geographical area and property type. As such the Association judges that stock is held at the lower of cost and estimated selling price less costs to complete and sell.

Turnover

Turnover represents rental and service charge income receivable (net of void losses), income from the sale of properties, income from the sale of the first tranche of shared ownership properties, fees and revenue grants from local authorities and Homes England, equity loan fee income and other income.

Charges for support services funded under Supporting People are recognised as they fall due under the contractual arrangements with Administering Authorities.

Rental income is recognised from the point the property becomes available for letting, net of any voids. Income from land and property sales is recognised when the risks and rewards of ownership have passed to the purchaser. Long term contract revenue is recognised based on the total contract value and the stage of completion of the contract. Mortgage fee income is recognised over the term of the contract. Other income is recognised upon the delivery of services. Government grant is recognised in turnover over the expected lives of the assets to which it relates.

All turnover arises from activities within the United Kingdom.

1. PRINCIPAL ACCOUNTING POLICIES (Continued)

Housing Properties

Housing properties are those held primarily for the provision of social benefits. Housing properties are stated at the lower of depreciated cost or its recoverable amount. Cost is taken as the purchase price together with costs of acquisition and improvements, attributable administrative costs and interest costs incurred, including related development and administrative costs and interest payable.

The Association capitalises expenditure on housing properties which results in an increase in either the existing use value of the property or the disposal value of the property.

Land

Land is stated at lower of cost or its recoverable amount. Land purchased for the development of properties which are planned to be subsequently owned and managed by the Association is recorded in housing properties. Land purchased for the development of properties to be sold is held within stock in current assets.

Depreciation

Fixed assets, other than freehold land and investment properties, are depreciated at rates calculated to reduce the net book value of each component element to its estimated residual value, on a straight line basis over the expected remaining useful economic life of the component. Freehold land is not depreciated. The estimated lives of assets and components is as shown in the table below.

The actual lives of the assets and residual values, including the structure of the buildings, are assessed annually. Assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

Assets	Depreciation period (years)
Rented housing & commercial properties:	
Kitchens	20
Bathrooms	30
Boilers	15
External windows & doors	30
Roofs	60
Fire safety systems	30
Fencing	30
Digital TV aerials	10
Lifts	30
Social Alarms	20
Surveys	15
Initial and replacement scheme assets	From 1 to 5
Other elements (new build)	100-125
Other elements (rehab)	80
Other elements (leasehold)	Lesser of term of lease or 100 years
Shared Ownership housing:	
All elements (new build)	100
All elements (rehab)	80
All elements (leasehold)	Lesser of term of lease or 100 years
Other fixed assets:	
Offices (new build)	100
Offices (rehab)	80
Office refurbishment	From 10-20
Offices (long leasehold)	Lesser of term of lease or 100 years
Offices (short leasehold)	Terms of lease
Plant & Equipment	5
Cars and commercial vehicles	5
Computer hardware, software and infrastructure	From 3-15

Investment properties

Properties held for rental income or capital appreciation that are not held primarily for the provision of social benefit are held as investment properties at fair value, with changes to fair value recognised in the statement of comprehensive income.

1. PRINCIPAL ACCOUNTING POLICIES (Continued)

Corporation tax

The Association has charitable status for tax purposes and in the normal course of events would not be liable to pay corporation tax on profits. However, due to the Transfer of Engagements that completed on 31 March 2023 and the use of merger accounting, its financial statements include corporation tax expenses and balances in respect of entities that did not have charitable status and prior to the Transfer of Engagements were liable to pay corporation tax.

VAT

The majority of the Association's turnover is exempt from VAT. However, certain activities are subject to VAT and give rise to VAT recovery. Where appropriate, costs are stated including irrecoverable VAT.

Other fixed assets

Other fixed assets are recognised initially at cost and subsequently held at the lower of depreciated cost or its recoverable amount.

Fixed asset investments

Fixed asset investments are measured at cost. An annual review is carried out by management to assess if there are any triggers that would lead to an impairment review. In the event of any impairment, the investment is measured at the lower of its recoverable amount or its value in use.

Impairment

An impairment review is undertaken when there is an indication the asset may be impaired. If assets are found to be impaired, the amount of impairment is disclosed in Note 3.

When undertaking impairment reviews to assess whether assets or cash generating units are held at the lower of cost or recoverable amount, recoverable amount is defined as its value in use. Recoverable amount is normally assessed using discounted cash flow techniques for all anticipated cash flows to generate a net present value.

Costs are assigned to all schemes on a detailed basis, including mixed tenure schemes.

The Association defines cash generating units as housing schemes except where its schemes are not sufficiently large enough in size and it is more appropriate to consider individual assets. This approach supports effective appraisal of housing schemes as it aligns with the management and operation of the business.

Pensions

There are three pension schemes, two of which are defined benefit pension schemes based on final pensionable salary. Details of the schemes are set out in Note 20.

Employees joining the Association have the option of joining the Places for People Group Stakeholder Scheme ('Stakeholder Scheme'), a defined contribution scheme. The costs of contributing to the Stakeholder Scheme are accounted for as an expense in the year in which they occur. Contributions from the Association and participating employees are paid into independently administered funds. These payments are made in accordance with triennial calculations by professionally qualified independent actuaries.

Pension scheme assets are measured by independent experts using market values. Pension scheme liabilities are measured using a projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term and currency to the liability.

Pension scheme deficits are recognised in full. The movement in scheme deficit is split between operating charges, finance costs and, in other comprehensive income, actuarial gains and losses.

The Association participates in the Social Housing Pension Scheme (SHPS), a multi-employer defined benefit scheme. The in-year movement in the scheme deficit is split between operating charges, finance costs and, in other comprehensive income, actuarial gains and losses.

Financial Instruments

The Association has elected to apply the recognition and measurement provisions of International Accounting Standard 39 as allowed by FRS 102 sections 11 and 12. Financial instruments are initially recorded at fair value. Subsequent measurement depends on the designation of the instrument as follows:

- Other assets, including trade investments and joint venture investments and assets that are short-term in nature such as cash and receivables are predominantly categorised as loans and receivables and measured at amortised cost using the effective interest method

- Financial liabilities are predominantly measured at amortised cost using the effective interest method.

The effective interest rate includes interest and all directly attributable incremental fees and costs.

Cash at bank and in hand in the statement of financial position comprises all cash and cash equivalents that mature or are convertible within one day or less.

The Association is required to set aside sums in respect of future maintenance of certain properties subject to leasehold arrangements. These sums are held in a separate bank account to which interest is added and tax deducted. Amounts accumulated in the fund are included within current asset investments and within creditors in the statement of financial position.

Other debtors, including tenant arrears, and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income.

1. PRINCIPAL ACCOUNTING POLICIES (Continued)

Social Housing Grant and Other Capital Grant

Government grants are included within creditors in the statement of financial position and credited to the statement of comprehensive income over the expected useful lives of the assets to which they relate or in periods in which the related costs are incurred.

When Social Housing Grant (SHG) in respect of housing properties in the course of construction exceeds the total cost to date of those housing properties, the excess is shown as a current liability.

Where SHG or other grants are retained following the disposal of property, it is shown under the Recycled Capital Grant Funds within creditors. These funds will be used for the provision of new social housing for rent and sale and become repayable if unutilised.

Concessionary Loans

The Group has a HomeBuy arrangement which is considered to be a concessionary loan.

Under the HomeBuy scheme, the Group receives HomeBuy grant representing a percentage of the open market purchase price of a property in order to advance interest free loans to a homebuyer. The loans advanced by the Group meet the definition of concessionary loans and are shown as Equity Loans in fixed asset investments on the statement of financial position. The HomeBuy grant provided by the Government to fund all or part of a HomeBuy loan is classified as HomeBuy Grant in creditors due in more than one year.

Foreign Currency

Transactions in foreign currencies are recorded using the rate of exchange ruling at the date of the transactions or if hedged forward, at the rate of exchange under the related forward currency contract. Monetary assets and liabilities denominated in foreign currencies are translated using the contracted rate or the rate of exchange ruling at the statement of financial position date and gains or losses on translation are included in the statement of comprehensive income.

Leases

The Association classifies finance leases as those where the risk and reward of ownership of the leased asset has transferred to the Group. Other leases are classified as operating leases. Assets obtained under finance leases are capitalised as tangible fixed assets and depreciated over the shorter of the lease term and their economic useful lives. Obligations under finance leases are included in creditors net of the finance charge allocated to future periods. The finance element of the rental is charged to the statement of comprehensive income using the effective interest rate method. Costs in respect of operating leases are charged to the statement of comprehensive income on a straight line basis over the lease term. Income in respect of operating leases where the Group is the lessor is recognised in the statement of comprehensive income on a straight line basis over the lease term, reduced by the cost of any lease incentives.

Provisions

A provision is recognised where a present obligation has arisen as a result of a past event for which settlement is probable and can be reliably estimated. The amount recognised is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value using a pre-tax discount rate, and the subsequent unwinding of the discount is recognised as a finance cost.

Borrowing costs

General and specific borrowing costs directly attributable to the acquisition and construction of qualifying properties are added to the cost of those properties until such a time as the properties are ready for their intended use.

Restricted Reserves

The Association has a reserve which is only expendable in accordance with the wishes of the funder. The transfers to/from restricted reserves are shown in other comprehensive income.

Stock

Properties purchased for improvement for sale are treated as current assets and all other housing properties are treated as tangible fixed assets. Properties held as current assets are stated at the lower of cost and estimated selling price less costs to complete and sell.

Stock includes land and property held with the intention to sell, including assets under construction and those purchased for improvement prior to sale. Stock is stated at the lower of cost and estimated selling price less costs to complete and sell with any provisions being charged to cost of sales. The cost of stock is the purchase price together with costs of acquisition and attributable overhead costs.

All land and property held within stock is subject to regular appraisal to confirm the assets are recoverable at least at the carrying value.

Included within stock are amounts in respect of the expected percentage of sales under first tranche disposal for shared ownership properties. Proceeds from first tranche disposals are recognised in turnover. The unsold equity of shared ownership properties is recognised within housing properties.

2. TURNOVER, COST OF SALES, OPERATING COSTS AND OPERATING SURPLUS

	2025					2024				
	Turnover	**Cost of sales**	**Operating costs**	**Other operating items**	**Operating surplus/ (deficit)**	Turnover	Cost of sales	Operating costs	Other operating items	Operating surplus/ (deficit)
	£'000	**£'000**	**£'000**	**£'000**	**£'000**	£'000	£'000	£'000	£'000	£'000
Social housing lettings (note 3)	**174,091**	**-**	**(96,787)**	**-**	**77,304**	154,128	-	(104,361)	-	49,767
Social housing property sales	**-**	**-**	**(17)**	**-**	**(17)**	-	-	(10)	-	(10)
Shared Ownership property sales	**2,259**	**(4,588)**	**(164)**	**-**	**(2,493)**	2,779	(2,081)	(126)	-	572
Charges for support services	**2,965**	**-**	**(2,410)**	**-**	**555**	2,898	-	(2,447)	-	451
	179,315	**(4,588)**	**(99,378)**	**-**	**75,349**	159,805	(2,081)	(106,944)	-	50,780
Non-social housing activities										
Non social housing lettings	**4,956**	**-**	**(6,774)**	**-**	**(1,818)**	14,887	-	(11,956)	-	2,931
Financial services	**2**	**-**	**-**	**-**	**2**	-	-	-	-	-
Other	**2,491**	**-**	**(37,874)**	**-**	**(35,383)**	216	-	(24,908)	-	(24,692)
	186,764	**(4,588)**	**(144,026)**	**-**	**38,150**	174,908	(2,081)	(143,808)	-	29,019
(Loss)/gain on revaluation of investment properties	-	-	-	**7,105**	**7,105**	-	-	-	7,968	7,968
Profit on sale of fixed assets	-	-	-	**3,062**	**3,062**	-	-	-	13,447	13,447
	186,764	**(4,588)**	**(144,026)**	**10,167**	**48,317**	174,908	(2,081)	(143,808)	21,415	50,434

3. INCOME AND EXPENDITURE FROM SOCIAL HOUSING LETTINGS

	2025					2024
	General needs housing	Supported housing & housing for older people	Low cost home ownership	Other	Total	Total
	£'000	£'000	£'000	£'000		£'000
Income						
Rents Receivable net of identifiable service charges	**93,633**	**33,412**	**3,763**	**5,860**	**136,668**	120,360
Service charge income	**3,190**	**20,909**	**834**	**(16)**	**24,917**	22,610
Amortised government grants	**2,906**	**1,096**	**440**	**51**	**4,493**	4,374
Revenue Guarantee	**-**	**-**	**-**	**-**	**-**	-
Other Income	**5,074**	**2,178**	**410**	**351**	**8,013**	6,784
Turnover from social housing lettings	**104,803**	**57,595**	**5,447**	**6,246**	**174,091**	154,128
Expenditure on social housing lettings activities						
Management Costs	**(8,419)**	**(4,716)**	**(679)**	**(1,458)**	**(15,272)**	(24,087)
Service Costs	**(3,483)**	**(20,974)**	**(943)**	**(1,370)**	**(26,770)**	(24,591)
Routine Maintenance	**(17,642)**	**(6,013)**	**(236)**	**(862)**	**(24,753)**	(28,993)
Planned Maintenance	**(2,345)**	**(1,573)**	**(68)**	**(91)**	**(4,077)**	(4,786)
Major Repairs	**(3,430)**	**(683)**	**(84)**	**(51)**	**(4,248)**	(3,578)
Bad Debts	**(653)**	**(252)**	**(17)**	**(14)**	**(936)**	(1,271)
Depreciation	**(7,859)**	**(2,122)**	**(29)**	**(449)**	**(10,459)**	(10,865)
Impairment	**-**	**-**	**-**	**-**	**-**	-
Leases relating to housing properties	**-**	**-**	**-**	**-**	**-**	-
Intercompany Property Recharges	**(7,187)**	**(2,131)**	**(580)**	**(349)**	**(10,247)**	(6,185)
Other Costs	**(11)**	**(13)**	**(1)**	**-**	**(25)**	(5)
Operating costs on social housing lettings	**(51,029)**	**(38,477)**	**(2,637)**	**(4,644)**	**(96,787)**	(104,361)
Operating surplus on social housing lettings	**53,774**	**19,118**	**2,810**	**1,602**	**77,304**	49,767
Void Losses	**(1,668)**	**(2,807)**	**(18)**	**(159)**	**(4,652)**	(2,549)

4. SALE OF FIXED ASSETS

	2025			
	Sale proceeds	**Cost of Sales**	**Other sales expenses**	**Surplus**
	£'000	**£'000**	**£'000**	**£'000**
Sale of housing assets	**7,805**	**(4,291)**	**(425)**	**3,089**
Sale of fixed asset investment properties	**364**	**(377)**	**(21)**	**(34)**
Sale of other fixed assets	**7**	**-**	**-**	**7**
	8,176	**(4,668)**	**(446)**	**3,062**

	2024			
	Sale proceeds	Cost of Sales	Other sales expenses	Surplus
	£'000	£'000	£'000	£'000
Sale of housing assets	51,438	(35,929)	(1,741)	13,768
Sale of fixed asset investment properties	3,926	(4,202)	(51)	(327)
Sale of other fixed assets	6	-	-	6
	55,370	(40,131)	(1,792)	13,447

5. DIRECTORS EMOLUMENTS

The ultimate parent, Places for People Group Limited (the Group), has determined that subsidiary governance is achieved through functional management arrangements.

The Group has created posts for functional managers, whose responsibilities may cover more than one Group member.

Board Members' emoluments during the year were met by Places for People Group Limited.

Included within operating costs is a share of the salary costs of the Board Members.

6. EMPLOYEE INFORMATION

The average number of employees (including the Executive Directors) employed during the year was:

	Average number of employees		**Average number of full-time equivalents**	
	2025	2024	**2025**	2024
	No.	No.	**No.**	No.
Managing Housing services	**253**	340	**231**	306
Central administration services	**9**	6	**8**	5
Care services	**56**	75	**50**	60
	318	421	**289**	371

Average number of employees is calculated by ascertaining for each calendar month in the financial year, the number of persons, by category, employed by the company. The monthly numbers are then added together and divided by the number of months in the financial year.

	2025	2024
	£'000	£'000
Staff costs (for the above persons):		
Wages and salaries	**9,729**	13,386
Severance pay	**59**	230
Social security costs	**918**	1,267
Other pension costs	**873**	1,049
	11,579	15,932

Remuneration banding for key management personnel is disclosed below, which is considered by the Places for People Group to be Executive Directors and members of the Places for People Living+ management team, which includes staff with authority and responsibility for planning, directing and controlling activities of the Places for People Living+ operations.

	2025	2024
	No.	No.
£70,000 - £79,999	**-**	1
£80,000 - £89,999	**1**	2
£90,000 - £99,999	**-**	3
£100,000 - £109,999	**1**	-
£110,000 - £119,999	**1**	1
£160,000 - £169,999	**-**	1

7. INTEREST RECEIVABLE AND SIMILAR INCOME

	2025	2024
	£'000	£'000
Interest receivable on loans to related undertakings	62	116
Other interest receivable	95	71
	157	187

8. INTEREST PAYABLE AND SIMILAR CHARGES

	2025	2024
On financial liabilities not at fair value through income and expense:	£'000	£'000
In respect of housing and bank loans	14,647	22,634
Finance charges on hire purchase or lease agreements	3,156	3,011
In respect of loans from related undertakings	24,096	18,645
In respect of Recycled Capital Grant Fund	363	295
	42,262	44,585
On defined benefit pension schemes:		
Expected return on pension assets	(828)	(834)
Interest on pension scheme liabilities	1,037	1,048
	209	214
Gain on debt breakage	-	(24,827)
Less: Capitalised interest	(764)	(1,277)
	41,707	18,695
Capitalisation rate used to determine the finance costs capitalised during the year:	5.03%	4.41%
Total net interest receivable and payable (note 7 & 8)	(41,550)	(18,508)

On 20 April 2024 the association broke the embedded fixed rate within a £60.95m long-dated legacy secured loan. Historically this had been expensive to break but due to increasing interest rates it became economical to do so. This is consistent with the Group's strategy of refinancing secured debt as it moves towards unsecured funding. The association held a provision against the cost of this loan which resulted in a net gain on breakage of £1.2m for the year ended 31 March 2025.

On 13 October 2022 the association broke the embedded fixed rate within a £100m long-dated legacy secured loan. The association held a provision against the cost of this loan which resulted in a gain on breakage of £45.2m for the year ended 31 March 2023.

9. SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION

	2025	2024
Surplus on ordinary activities before taxation is stated after charging:	£'000	£'000
Depreciation and impairment:		
Tangible fixed assets	13,318	10,900
Payments under operating leases:		
Housing properties	2,305	2,303
Motor vehicles	68	46

Auditor's remuneration in relation to audit services in the year was £180,000 (2024: £164,000).

10. TAXATION

	2025	2024
(a) Analysis of charge in period	**£'000**	£'000
Tax on profit on ordinary activities		
United Kingdom corporation tax	**-**	-
Adjustments to tax charge in respect of prior periods	**-**	-
	-	-
Deferred tax (note 10e)		
Origination and reversal of timing differences	**-**	-
Adjustments to deferred tax in respect of prior periods	**-**	-
Effect of tax rate change on opening balance	**-**	-
	-	-
Total tax charge	**-**	-
(b)Tax expense included in other comprehensive income		
Deferred Tax		
Origination and reversal of timing differences	**-**	-

(c) Factors affecting tax charge for period

The tax assessed is at than the standard rate of corporation tax in the UK of 25% (2024: 25%).

The differences are explained below:

	2025	2024
Profit on ordinary activities before tax	**6,767**	32,423
Profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 25% (2024: 25%)	**1,692**	8,106
Fixed asset differences		
Expenses not deductible/(income not taxable)	**(1,692)**	(8,106)
Adjustments to brought forward values	**-**	-
Chargeable gains	**-**	-
Movement in unrecognised deferred tax	**-**	-
Adjustments to tax charge in respect of prior periods	**-**	-
Tax on profit on ordinary activities (note 10a)	**-**	-

(d) Factors that may affect future tax charges

The main rate of corporation tax increased from 19% to 25% with effect from 1 April 2023. This change will increase the association's future current tax charge accordingly.

(e) Provision for deferred tax

	2025	2024
Accelerated capital allowances	-	-
Other short-term timing differences	-	-
Other timing differences	-	-
Pension through other comprehensive income	-	-
	-	-
Provision/(debtor) at 1 April	-	
Expense in the year in statement of comprehensive income	-	
Expense in the year in statement of comprehensive income in other comprehensive income	-	-
(Debtor)/provision at 31 March at 25% (2024: 25%)	-	-

11. HOUSING PROPERTIES

	Housing properties and land	Completed LSE & Shared Ownership housing properties	Housing properties in the course of construction	LSE & Shared Ownership properties in the course of construction	Total housing properties
	£'000	£'000	£'000	£'000	£'000
Cost					
At 1 April 2024	1,575,626	53,481	4,591	3,696	**1,637,394**
Additions	-	-	29,147	8,330	**37,477**
Major works additions	36,061	-	-	-	**36,061**
Change of tenure	(20,820)	(92)	277	(35)	**(20,670)**
Transfer to completed schemes	22,812	10,452	(22,812)	(10,452)	**-**
Transfer to sales account on disposal	(4,593)	(331)	-	(36)	**(4,960)**
At 31 March 2025	**1,609,086**	**63,510**	**11,203**	**1,503**	**1,685,302**
Depreciation and impairment					
At 1 April 2024	(195,842)	(3,073)	-	-	**(198,915)**
Charge for year:					
Depreciation	(12,484)	(1)	-	-	**(12,485)**
Impairment	(660)	-	-	-	**(660)**
Change of tenure:					
Depreciation	2,279	-	-	-	**2,279**
Impairment	37	-			**37**
Eliminated on disposal:					
Depreciation	1,097	16	-	-	**1,113**
Impairment	-	-	-	-	**-**
At 31 March 2025	**(205,573)**	**(3,058)**	**-**	**-**	**(208,631)**
Net book value at 31 March 2025	**1,403,513**	**60,452**	**11,203**	**1,503**	**1,476,671**
Net book value at 1 April 2024	1,379,784	50,408	4,591	3,696	1,438,479

All properties included within the above note are freehold.

Additions to housing properties in the course of construction during the year include an apportionment of staff time directly spent on the administration of development activities amounting to £1.5m (2024: £1.3m).

Expenditure on major works to existing properties during the year was £36.1m (2024: £25.4m).

12. OTHER FIXED ASSETS

	Vehicles	Plant & Specialist Equipment	Computer equipment	Freehold	Fixtures & Fittings	Total
	£'000	£'000	£'000	£'000	£'000	£'000
Cost						
At 1 April 2024	946	8	588	9,314	1,198	**12,054**
Additions	-	-	-	3,152	-	**3,152**
Change of tenure	-	-	-	-	-	**-**
Disposals	(77)	-	-	-	(35)	**(112)**
At 31 March 2025	**869**	**8**	**588**	**12,466**	**1,163**	**15,094**
Depreciation						
At 1 April 2024	(946)	(5)	(510)	(1,127)	(1,033)	**(3,621)**
Charge for year	-	(2)	(52)	(68)	(51)	**(173)**
Change of tenure	-	-	-	-	-	**-**
Eliminated on disposal	77	-	-	-	31	**108**
At 31 March 2025	**(869)**	**(7)**	**(562)**	**(1,195)**	**(1,053)**	**(3,686)**
Net book value at 31 March 2025	**-**	**1**	**26**	**11,271**	**110**	**11,408**
Net book value at 1 April 2024	-	3	78	8,187	165	8,433

13. FIXED ASSET INVESTMENTS

	2025	2024
	£'000	£'000
External investments and investment in related undertakings (a)	7,000	7,410
Investment property (b)	224,055	186,351
Total fixed asset investments	231,055	193,761

(a) External investments and investment in related undertakings	2025	2024
	£'000	£'000
Equity investments in related undertakings	6,847	5,135
External investments	153	175
Amounts due from related undertakings	-	2,100
	7,000	7,410

External investments		
Grace Gillett restricted reserve - investment portfolio	146	168
Totnes Renewable Energy Society	7	7
	153	175
Investments in related undertakings		
Centro Place Management Limited	85	85
Centro Place Investments Limited	6,762	5,000
Rural Homes Limited	-	50
	6,847	5,135
Amounts due from related undertakings		
Centro Place Investments Limited	-	2,100

	2025
(b) Investment properties	£'000
At 1 April 2024	186,666
Additions	12,110
Change of tenure	18,551
Revaluation	7,105
Disposals	(377)
At 31 March 2025	224,055

14. HOMEBUY FIXED ASSET INVESTMENTS

	2025	2024
Gross valuation	£'000	£'000
At 1 April	122	120
Net appreciation in year	2	2
31 March	124	122

15. STOCK

	2025	2024
	£'000	£'000
Buildings - Completed	**546**	214
Buildings - In Progress	**838**	1,489
Land	**5,497**	2,364
	6,881	4,067

16. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£'000	£'000
Rental debtors	**7,363**	6,804
Less: provision for bad and doubtful debts	**(1,290)**	(1,720)
	6,073	5,084
Prepayments and other debtors	**3,355**	4,115
Trade debtors	**6,873**	6,409
Capital debtors	**270**	986
	16,571	16,594

17. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£'000	£'000
Debt		
Housing and bank loans	**9,032**	17,728
Amounts due to related undertakings	**7,457**	457,498
Obligations under finance leases	**1,039**	1,009
	17,528	476,235
Interest accruals	**8,583**	8,040
Rents and service charges received in advance	**5,862**	4,567
Payments received on account	**1,969**	3,881
Other taxes	**128**	106
Trade creditors	**2,352**	2,258
Other creditors and accruals	**19,768**	16,739
Capital creditors	**5,452**	3,995
Deferred government grant	**4,348**	3,011
Recycled Capital Grant Fund (note 19)	**1,121**	1,430
	67,111	520,262

18. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2025	2024
Debt	**£'000**	£'000
Housing and bank loans	**212,742**	221,749
Amounts due to related undertakings	**540,241**	-
Obligations under finance leases	**56,081**	57,120
	809,064	278,869
Other financial liabilities		
Deferred government grant	**282,424**	285,122
Recycled Capital Grant Fund (note 19)	**5,676**	4,599
Total creditors falling due after more than one year	**1,097,164**	568,590

Analysis of debt and other financial liabilities

These are repayable as follows:-

In one year or less	**17,528**	462,034
In one year or more but less than two years	**4,621**	10,083
In two years or more but less than five years	**71,344**	61,735
In more than five years	**192,857**	207,052
	286,350	740,904

All secured loans are supported by specific charges on the Group or Associations' housing properties and are repayable at varying rates of interest from, 6.46% - 11.95%, in instalments.

19. RECYCLED CAPITAL GRANT FUND

		Homes England		Greater London Authority	
			Combined		Combined
		2025	2024	**2025**	2024
		£'000	£'000	**£'000**	£'000
At 1 April		**5,959**	5,241	**70**	97
Inputs to RCGF:	Grant recycled	**825**	1,119	**-**	-
	Interest Accrued	**295**	280	**1**	3
	Transfers from other group members	**-**	-	**-**	-
Recycling of grant:	New Build	**(319)**	(681)	**-**	-
Repayment of grant to the HCA/GLA		**-**	-	**(34)**	(30)
At 31 March		**6,760**	5,959	**37**	70
Amounts 3 years old or older where repayment may be required		**2,909**	2,909	**32**	33

20. PENSION OBLIGATIONS

The pensions costs for Places for People Living+ Limited relate to three schemes of which employees are members; the Places for People Group Stakeholder Scheme and the Social Housing Pension Scheme.

The Places for People Group Stakeholder Scheme

Employees joining the Group from 1 September 2004 have the option of joining a defined contribution retirement benefit scheme - the Places for People Stakeholder Pension Plan and Group Life Assurance Scheme.

The total cost charged to the statement of comprehensive income of £861k (2024: £513k) represents contributions payable to these schemes by the Association at rates specified in the rules of the plan.

The Social Housing Pension Scheme (SHPS)

The Association participates in the Social Housing Pension Scheme (SHPS), a multi-employer scheme which provides benefits to non-associated employers.

SHPS is a defined benefit scheme in the UK and 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 last triennial valuation of the scheme for funding purposes was carried out as at 30 September 2023. This valuation revealed a deficit of £700m. A recovery plan has been put in place with the aim of removing this deficit by 31 March 2028.

SHPS is classified as a 'last-man standing arrangement'. Therefore the company 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.

For financial years ending on or before 28 February 2019, it had not been possible for the company to obtain sufficient information to enable it to account for the Scheme as a defined benefit scheme, therefore the Group has previously accounted for SHPS as a defined contribution scheme. For financial years ending on or after 31 March 2019, it was possible to obtain sufficient information to enable the company to account for the scheme as a defined benefit scheme.

The mortality assumption used at 31 March 2025 is that a male currently aged 65 years old has a life expectancy of 20.5 years (2024: 20.5 years), a female currently aged 65 years old has a life expectancy of 23.0 years (2024: 23.0 years), a male currently aged 45 years old has a life expectancy of 41.7 years (2024: 41.8 years) and a female currently aged 45 years old has a life expectancy of 44.5 years (2024: 44.4 years).

20. PENSION OBLIGATIONS (CONTINUED)

The major assumptions used by the actuary were:	**2025**	2024
Discount rate	**5.60%**	4.70%
Price inflation (RPI)	**3.20%**	3.30%
Price inflation (CPI)	**2.70%**	2.80%
Salary growth	**3.75%**	3.75%

The major categories of assets as a percentage of total assets are as follows:	**2025**	2024
Diversified growth funds	**18.6%**	14.6%
Equities	**11.3%**	10.0%
Liability driven investments	**47.0%**	52.8%
Absolute return bonds	**0.0%**	3.9%
Cash and cash equivalents	**1.5%**	1.9%
Other fixed interest	**0.2%**	7.6%
Insurance linked securities	**0.3%**	0.5%
Direct lending	**16.1%**	3.9%
Property	**5.0%**	4.8%
	100.0%	100.0%

Amounts recognised in the Statement of Financial Position	**2025**	2024
	£'000	£'000
Fair value of plan assets	**17,127**	17,559
Present value of defined benefit obligation	**(20,530)**	(22,480)
Net liability recognised in the statement of financial position	**(3,403)**	(4,921)

20. PENSION OBLIGATIONS (CONTINUED)

Analysis of amounts recognised in the Statement of Comprehensive Income	**2025**	2024
	£'000	£'000
Expenses	**20**	(22)
Expected return on plan assets	**828**	834
Interest on scheme liabilities	**(1,037)**	(1,048)
Amounts charged in the Statement of Comprehensive Income	**(189)**	(236)

Amounts recognised in Other Comprehensive Income	**2025**	2024
	£'000	£'000
Actuarial gain/(loss) in pension scheme	**777**	(595)

Movement in fair value of plan assets	**2025**	2024
	£'000	£'000
As at 1 April	**17,559**	17,900
Interest on plan assets	**828**	834
Company contributions	**970**	1,070
Benefits paid	**(833)**	(668)
Return on plan assets less interest	**(1,397)**	(1,577)
As at 31 March	**17,127**	17,559

Movement in present value of defined benefit obligation	**2025**	2024
	£'000	£'000
As at 1 April	**22,480**	23,060
Current service costs	**20**	22
Interest costs	**1,037**	1,048
Benefits paid	**(833)**	(668)
Gains from changes to demographic assumptions	**-**	(251)
Losses from changes to financial assumptions	**(3,069)**	(613)
Actuarial gain on obligation	**895**	(118)
As at 31 March	**20,530**	22,480

21. NON-EQUITY SHARE CAPITAL

	2025	2024
	£	£
Shares of £1 each Authorised, Issued, Allotted and Fully Paid		
At 1 April and 31 March	**805**	805

The Association's shares are not transferable or redeemable. Payment of dividends or other benefits to shareholders is forbidden by the Association's Rules.

22. CAPITAL COMMITMENTS

	2025	2024
	£'000	£'000
Capital expenditure authorised and contracted but not provided for within the financial statements	**52,781**	16,972
Additional Capital expenditure that has been authorised by the Board of directors	**191,226**	166,974

The above commitments will be financed in accordance with the Group Treasury management policy which is detailed in the Places for People Group consolidated accounts.

The commitments under non-cancellable operating leases for the following year, analysed according to the period in which each lease expires, are set out below:

	Land and buildings	**Motor vehicles**	Combined Land and buildings	Combined Motor vehicles
	2025	**2025**	2024	2024
	£'000	**£'000**	£'000	£'000
In one year or less	**2,237**	**78**	2,150	12
Between one and two years	**2,237**	**71**	2,150	-
Between two and five years	**6,140**	**110**	6,449	-
In more than five years	**5,249**	**-**	6,710	-
	15,863	**259**	17,459	12

23. CONTINGENT LIABILITIES

The Association, together with some fellow subsidiaries of the Places for People Group, has guaranteed to holders of debt issued by members of the Places for People Group, the principal amount and interest accrued in respect of certain debts in the event of default by the issuing entity. The total capital outstanding at 31 March 2025 in respect of such guarantees was £3,684.7m (2024: £2,806.0m). The total interest accrued at 31 March 2025 relating to this debt was £46.2m (2024: £36.8m).

The Group is party to legal action arising from the scheme rules on the Social Housing Pension Scheme. More detail can be found in note 23.

The Group is party to prospective legal action arising from the scheme rules of the Group retirement benefit pension scheme, more detail can be found within note 23.

These represent the maximum exposure for the Association. The directors consider it extremely unlikely that the company would be required to make any payments in respect of this guarantee.

Under the terms of the large scale voluntary transfer of homes from Huntingdonshire District Council to Huntingdonshire Housing Partnership dated 20th March 2000, the local authority is entitled to receive a share of the proceeds from any home that is sold under preserved right to buy. The percentage of any proceeds repayable to the council varies over the 30 year period covered by the transfer agreement.

24. RELATED PARTY TRANSACTIONS AND ULTIMATE PARENT UNDERTAKING

Transactions with Group companies
Places for People Living+ Limited is a subsidiary of Places for People Group Limited, 305 Gray's Inn Road, London, WC1X 8QR. Since the parent company publishes consolidated Group accounts, the Association has utilised the exemption not to report transactions with other Group members as permitted in FRS102 section 33.1A.

Defined benefit schemes
Under Section 33 of FRS 102 defined benefit pension schemes are considered to be related parties. Employees of the Association are members of the following defined benefit schemes: The Social Housing Pension Scheme, The Places for People Group Retirement Benefit Scheme and The Places for People Group Stakeholder Scheme. Details of transactions with the schemes are disclosed in note 23.

Places for People Living+ Limited is a subsidiary of the Places for People Group Limited, 305 Gray's Inn Road, London, WC1X 8QR. Since the parent company publishes consolidated group accounts, the Association has taken advantage of the exemption not to report transactions with other group members as permitted in FRS 102.33.1A.

25. HOUSING STOCK

The Group owns or manages 29,282 housing properties, a breakdown of these housing properties is shown below:

	2024	Units developed or newly built units acquired	Units sold/ demolished	Other movements	2025
	No	No	No	No	No
Social Housing owned					
General Needs Housing	15,100	-	(17)	4	**15,087**
Affordable Housing - General Needs	1,212	12	(5)	-	**1,219**
Affordable Housing - Supported Housing	109	-	-	35	**144**
Supported housing	2,645	49	(25)	(43)	**2,626**
Housing for Older people	1,837	-	-	(6)	**1,831**
Low cost home ownership accommodation	1,232	47	(11)	-	**1,268**
Total Social housing owned	22,135	108	(58)	(10)	**22,175**

	2024	Units developed or newly built units acquired	Units sold/ demolished	Other movements	2025
	No	No	No	No	No
Social housing managed					
General Needs Housing	14,313	-	(17)	(14)	**14,282**
Affordable Housing - General Needs	1,280	-	(5)	-	**1,275**
Affordable Housing - Supported Housing	109	-	-	35	**144**
Supported housing	1,698	49	(32)	(52)	**1,663**
Housing for Older people	2,153	-	-	(6)	**2,147**
Low cost home ownership accommodation	1,305	11	-	-	**1,316**
Total social housing managed	20,858	60	(54)	(37)	**20,827**

	2025	2024
Non-social housing managed	**No**	No
Market rent (incl. keyworker accommodation)	**188**	188
Leased housing - freehold only	**1,195**	1,194
Student accommodation	**1,414**	1,414
Total non-social housing managed	**2,797**	2,796
Total social housing managed	**20,827**	20,858
Total housing managed	**23,624**	23,654
Total housing owned but managed by another body	**5,658**	5,617
Total housing owned or managed	**29,282**	29,271
Garages, commercial premises and other non-residential units managed or serviced	**2,319**	2,440
Total residential and non-residential units managed or serviced	**31,601**	31,711

The Association manages 4,306 units (2024: 4,340) which are owned by other Registered Providers.

26. PUBLIC BENEFIT ENTITY COMBINATION

As stated in note 1, on the 30 September 2024, South Devon Rural Homes Limited transferred its engagements (that is, its assets and liabilities) to Places for People Living+ Limited, and this has been accounted for as a merger under public benefit entity combinations. Therefore, these financial statements are presented as if Places for People Living+ Limited had existed in its current form since the start of the previous reporting period.

Any transactions between the involved parties prior to the merger are required to be eliminated. There were no intercompany transactions between the two entities.

The disclosures below provide an analysis of the numbers reported in these financial statements for the involved parties prior to the merger, and of the combined party post-merger:

Total comprehensive income for the period 1 October 2024 - 31 March 2025

	South Devon Housing Association Limited	**Places for People Living+ Limited**	**Total**
	£'000	**£'000**	**£'000**
Turnover	**-**	**91,719**	**91,719**
Operating surplus	**-**	**26,049**	**26,049**
Surplus for the year	**-**	**4,249**	**4,249**
Total comprehensive income for the year	**-**	**5,026**	**5,026**

Total comprehensive income for the period 1 April 2024 - 30 September 2024

	South Devon Housing Association Limited	Places for People Living+ Limited	**Total**
	£'000	£'000	**£'000**
Turnover	1,161	93,883	**95,044**
Operating surplus	484	21,783	**22,267**
Surplus for the year	130	2,388	**2,518**
Total comprehensive income for the year	130	2,388	**2,518**

Total comprehensive income for the year ended 31 March 2024

	South Devon Housing Association Limited	Places for People Living+ Limited	**Total**
	£'000	£'000	**£'000**
Turnover	2,663	172,245	**174,908**
Operating surplus	140	50,269	**50,409**
Surplus for the year	(793)	32,423	**31,630**
Total comprehensive income for the year	(793)	31,828	**31,035**

At the date of the merger, 30 September 2024, the aggregate carrying value of net assets of each entity was:

	£'000
South Devon Housing Association Limited	**1,400**
Places for People Living+ Limited	**573,622**

There were no significant adjustments required to align accounting policies, nor any further adjustments to net assets as a result of the merger.