

Peak District Rural Housing Association Limited

REPORT AND FINANCIAL STATEMENTS

For the year ended 31 March 2025

A registered provider under Co-operative and Community Benefit Society with Charitable Rules
Registration No: IP26807R
Homes England Registered No. L3899

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

REPORT AND FINANCIAL STATEMENTS

For the year ended 31 March 2025

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PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

ASSOCIATION INFORMATION

For the year ended 31 March 2025

Board of Management

Chair: **Mr David Frederickson (previously Skinner)**

Vice-Chair: **Mr Ian Sharpe**

Mr Ian Fullilove
Ms Anne Croasdell (resigned 16 September 2024)
Mr Philip Sunderland (resigned 16 September 2024)
Mr James Lunney
Mr Simon Beynon
Mrs Fiona Paterson (previously Hadfield)
Mr Paul Newman (joined 19 November 2024)
Mr Daniel Kinghorn (joined 19 November 2024)
Mr Tony Crook (joined 19 November 2024, deceased 24 Nov 2024)
Mrs Mary Alcock (joined 19 November 2024)
Mr William German (joined 19 November 2024)

Registered Office: **Peak District Rural Housing Association**

C/o Rural Action Derbyshire
Town Hall
Bank Road
Matlock
Derbyshire
DE4 3NN

Auditor: **BDO**

Two Snowhill
Birmingham
B4 6GA

Banker: **Barclays Bank PLC**

Secretary: **Mr Richard Mugglestone**

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD
ANNUAL REPORT OF THE BOARD OF MANAGEMENT
For the year ended 31 March 2025

Principal Activities

The principal activity of the Association during the year was the provision and management of affordable housing in the Peak District and surrounding rural area.

Review of the Year

Despite the pressures in the economy, rising costs and challenging supply chains and labour markets, throughout 2024/25 Peak District Rural Housing Association continued to deliver against its key Business Plan objectives, and to contribute to the provision of affordable homes in the Peak District. It appreciates the good relationships with Community Land Trusts, Parish Councils, District Councils and the Peak District National Park, which are key to its work.

The Association also continues to perform well from a tenancy management perspective with most key performance indicators being achieved or exceeded. Performance on rent arrears management remains particularly positive given the impact of the pressures on residents' income during the cost of living crisis. Work on improving the maintenance service continues with management of contractors and their service delivery remaining a priority.

The Association is now working to the new Consumer Standards. The Regulator of Social Housing (RSH) published a range of documents setting out their approach to regulation from 1st April 2024, following changes introduced by the Social Housing (Regulation) Act 2023. The Board welcomed the aim of these changes which is focused on strengthening the accountability of social landlords for providing safe homes and quality services, and treating residents with respect. The four new consumer standards have been established to drive improvement in social housing and the Association has carried out a self-assessment to review compliance with the Safety & Quality Standard; Transparency, Influence and Accountability Standard; Neighbourhood and Community Standard; and Tenancy Standard. The self-assessment and compliance with the standards are subject to internal audit.

Another introduction in the Social Housing (Regulation) Act 2023 was the Tenant Satisfaction Measures (TSMs). These are part of a new system developed by the Regulator of Social Housing to assess how well social housing landlords are doing at providing good quality homes and services. The Board welcomed the aim of helping improve standards for people living in social housing, by letting tenants see how well their landlord is doing and enabling tenants to hold their landlords to account. The TSMs are designed to see how well landlords are doing at keeping properties in good repair, maintaining building safety, respectful and helpful engagement, effective handling of complaints and responsible neighbourhood management. The Association has worked with the results of the initial TSM survey which it carried out in September 2023 and found positive results in all of the five themes. Working groups have scrutinised the results to look for improvements in areas where satisfaction or performance was lower in comparison to other similar associations or in relation to overall results for PDRHA.

Overall, the Board are satisfied with the progress the Association continues to make and are pleased to report total comprehensive income for the year of £232,056 (2024: £5,678).

During the year the comprehensive servicing arrangements with Midlands Rural Housing and Village Development Association Limited have continued. This arrangement has seen the Association's Business Plan objectives delivered, and its reputation maintained, whilst continuing to provide operating efficiencies and financial benefits.

Value for Money

Delivering Value for Money (VfM) is integral to the way the Association operates, and this is overseen directly by the Board. A key part of delivering our services as efficiently as possible is understanding the costs and main drivers, setting targets for key financial measures and understanding how our costs compare to our peers.

The Sector Scorecard comprises a number of indicators; mostly taken from our financial accounts across 5 categories (Business health, Development, Outcomes delivered, Effective asset management and Operating efficiencies) and allows us to track our progress with delivering cashable savings and demonstrate how we are controlling costs whilst still delivering our core services and developing new homes.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD
ANNUAL REPORT OF THE BOARD OF MANAGEMENT
For the year ended 31 March 2025

Value for Money (continued)

We apply a commercial approach to our decision making and our efficient operating model which sees us procuring services from Midlands Rural Housing helps us to focus our attention on the activities that support the achievement of our corporate objectives. 2024/25 saw a review of staffing resource and a review of the staffing allocation from Midlands Rural Housing to ensure that efficient and effective services were delivered to residents by staff working for the Association. The year saw strong performance against the key measures in the Sector Scorecard.

Unit Costs

Our unit costs continue to compare favourably to small housing associations with a total social housing cost per unit of £3,173. A slight increase has been seen year on year as a result of increased investment, but it is still well below all benchmarking comparisons.

Business Health

As a responsible landlord, we aim to balance the delivery of quality services to our existing customers with the provision of new homes to meet growing demand. We are a “profit for purpose” organisation, aiming to maximise the operating margin on our core social housing activities whilst maintaining customer satisfaction. Surpluses are then reinvested back into the capital reinvestment in our existing properties and the development of new homes to meet the diverse range of housing need within our geographical area of operation.

Our results for 2024/25 saw us achieve an overall operating margin of 34.4% which is above the benchmarking peer group upper quartile figures of 27.4% for other small/rural associations. This is as a result of effective operational performance on our core social housing activities, particularly through low bad debts and rent loss as a result of our robust income collection strategy.

Whilst there are significant pressures on our finances from the challenging operating environment, the operating margins on our core social housing lettings remain strong. We aim to increase our income in the Business Plan period through developing new homes to generate additional rental income and robust management of our empty properties.

EBITDA MRI (Earnings Before Interest, Tax, Depreciation, Amortisation, Major Repairs Included) measures our ability to generate sufficient cash from our operating activities to meet our interest commitments. Comparability with other providers is difficult due to variability in risk appetite, development strategy, and treasury policies. Our EBITDA MRI stands at 139.5% (against the smaller housing benchmarking median of 133%) and demonstrates that we are generating sufficient funds to more than meet our interest commitments. We have sufficient headroom in our loan covenants and are confident that we can continue to meet the obligations placed upon us by our funders.

Throughout the year, work has taken place to put into place a £3 million loan facility to enable the purchase of four completed schemes that were awaiting transfer into PDRHA ownership. Cash flow and the loan portfolio have remained under close scrutiny and work has been undertaken to fix the rates of over £2 million worth of loans that were on variable rates in order to move towards a more certain position with the desired fixed:variable ratio of 80:20. Further treasury work has seen changes proposed with lenders around loan covenants, in particular removing major repairs from the interest cover covenant given the increase in major repair investments as the Association looks to improve the energy efficiency of its homes and meet environmental standards. This will materially increase the headroom against the covenant and the ratio will be less volatile.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

ANNUAL REPORT OF THE BOARD OF MANAGEMENT

For the year ended 31 March 2025

Value for Money (continued)

Development Capacity and Outcomes Delivered

The development programme is not linear and will be influenced by the timing of grant funding programmes. Therefore, this year's new development was 0.9% against units owned compared to the smaller/rural benchmarking peer group median of 0.22%.

Despite the fact that development has a negative impact on our financial viability and gearing; with each new property developed having a negative Net Present Value, the Board are committed to the provision of new homes. This is carefully balanced with the need to reinvest in our existing properties to maintain standards for our customers and each year we reinvest back into our properties through our rolling programme of capital maintenance such as windows, kitchens, bathrooms and heating systems. Reinvestment will fluctuate year on year depending on the profile of spend on both the replacement of capital components and also the timing of spend on new developments.

Effective Asset Management

Return on Capital Employed increased to 2.9% compared to 2.5% the previous year. This year's figure is similar to the smaller/rural benchmarking peer group median of 2.68. ROCE performance may well struggle to improve more due to the majority of the Association's homes being developed on rural exception sites where build costs are higher due to the need to put in place services and access without the corresponding increase in rent that can be charged.

Regulator Metrics	PDRHA 2025	PDRHA 2024	Year on year trend	2025 Benchmarking Group (Acuity - smaller/rural housing associations)		2025 Wider Benchmarking Group (Acuity - all providers)	
				Median	Upper quartile	Median	Upper quartile
Operating Margin (RSH 101)	34.4%	32.2%	↑	24.8%	27.4%	15.6%	22.7%
EBITDA MRI % Interest Cover (RSH 103)	139.5%	113.3%	↑	133%	186%	197%	640%
Units Developed as % of Units Owned (RSH204)	0.9%	1.6%	↔	0.22%	1.17%	0%	1.63%
Gearing (RSH 203)	31.9%	27.5%	↑	22.4%	33.03%	12.75%	28.34%
Reinvestment % (RSH 304)	13.2%	4.5%	↑	3.77%	6.69%	3.34%	8.25%
Return on Capital Employed (RSH401)	2.9%	2.5%	↔	2.68%	3.15%	3.05%	4.23%
Headline Social Housing Unit Cost (RSH501)	£3,173	£3,018	↑	£4,300	£3,886	£6,508	£5,142



Indicator has improved from previous year



Indicator has stayed within 1% of previous year



Indicator has worsened from previous year

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD
ANNUAL REPORT OF THE BOARD OF MANAGEMENT
For the year ended 31 March 2025

Board Members

The Board of Management of the Association during the year are as stated on page 2.

Each member of the Board of Management, with the exception of those co-opted from Parish Councils, holds one fully paid share of £1 in the Association. New Board members acquire their share on appointment.

Board Members co-opted from Parish Councils are not required to become shareholders of the Association.

Liability Insurance

The Association has taken out liability insurance on behalf of the members of the Board of Management.

Future Outlook

The Association acknowledges that the wider economy continues to be affected by economic uncertainty, however the Association has the resources to respond positively and ensure that the viability of the business is maintained whilst delivering on its key aims and objectives. There will, however, be the need to balance maintenance investment, management costs and the delivery of new homes.

The significant increase in the number of planning approvals for new housing in PDRHA's key area of Derbyshire Dales is now resulting in several new schemes being built recently. This brings opportunities to procure affordable homes as part of developments. While these opportunities are mainly in the towns of the area, there are some village developments and PDRHA is actively pursuing these. It is not envisaged that this will replace the Association's use of exception sites, which remains the standard means of development particularly in the Peak District National Park.

Mr Richard Mugglestone

Secretary

16th September 2025

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

STATEMENT OF BOARD'S RESPONSIBILITIES IN RESPECT OF THE BOARD REPORT AND THE FINANCIAL STATEMENTS

For the year ended 31 March 2025

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, including 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;
- 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.

Mr David Frederickson

Chair

16th September 2025

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

STATEMENT OF INTERNAL CONTROLS ASSURANCE

For the year ended 31 March 2025

The Board of Management has overall responsibility for establishing and maintaining the whole system of internal control and for reviewing its effectiveness. The Board of Management recognises that no system of internal control can provide absolute assurance against or eliminate all risk of failure to achieve business objectives.

In meeting its responsibilities, the Board of Management has adopted a risk-based approach to internal controls, which are embedded within the normal management and governance process. This approach includes regular evaluation of the nature and extent of risk to which the Association is exposed and is consistent with best practice principles as required by the regulator. In this context, the Board of Management understand that there are no regulatory concerns that would lead to The Regulator of Social Housing intervening in the affairs of the Association.

The Board of Management is also able to confirm that there have been no reported cases of fraud during 2024/25, and that the necessary policies and procedures are in place for dealing with and reporting such matters.

The processes adopted by the Board of Management in reviewing the effectiveness of the system of internal control, together with some of the key elements of the control framework include:

Identification and evaluation of key risks

The Association undertakes a comprehensive annual review of its risk map, which is linked into business objectives and firmly embedded in the internal control system. Ongoing monitoring and reporting mechanisms assist in the delivery of the Risk management action plan.

Monitoring and corrective action

The Board of Management receives regular management reports on all aspects of the work of the Association, together with proposals on corrective action when required. The annual report on assurance from the Secretary assists in the consideration of effectiveness of systems in place, as do any reports received from external sources such as Homes England and The Regulator of Social Housing.

Control environment and procedures

Midland Rural Housing manages the operations of the Association under a formal service agreement. There is a comprehensive set of policies and procedures documenting all aspects of the Association's work including standing orders, delegated authority, treasury management strategy, budgetary information and fraud prevention.

Information and financial reporting systems

There is regular reporting of key performance indicators to assess progress towards the achievement of key business objectives and targets.

Financial reporting procedures include detailed annual budgets and quarterly management accounts. These are approved by the Board of Management, who also review key performance indicators to assess progress towards the achievement of key business objectives, targets and outcomes.

Internal Audit who provide independent verification to the Board of Management also review the internal control framework under a three-year rolling programme.

The Board of Management confirms that there are ongoing processes for maintaining sound systems of internal control and for managing significant risks. These processes have been in place throughout the period, up to the date of the signing of the financial statements and they are regularly reviewed in conjunction with Midlands Rural Housing.

On behalf of the Board of Management

Mr David Frederickson

Chair

16th September 2025

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD
INDEPENDENT AUDITOR'S REPORT TO PEAK DISTRICT RURAL HOUSING ASSOCIATION
LIMITED

For the year ended 31 March 2025

Opinion on the financial statements

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 properly prepared in accordance with the Co-operative and Community Benefit Societies Act 2014.

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

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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remain 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.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Board of Management'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 of Management with respect to going concern are described in the relevant sections of this report.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

INDEPENDENT AUDITOR'S REPORT TO PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

For the year ended 31 March 2025

Other information

The Board are responsible for the other information. The other information comprises the information included in the Report and Financial Statements, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information we do not express any form of assurance conclusion thereon. 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 where we are required by the Co-operative or Community Benefit Societies Act 2014 to report to you if, in our opinion:

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

Responsibilities of the Board

As explained more fully in the Statement of Board's Responsibilities in Respect of the Board's Report and the Financial Statements, the Board are 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 of Management determine 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 are 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 intend to liquidate the Association or to cease operations, or have 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.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

INDEPENDENT AUDITOR'S REPORT TO PEAK DISTRICT RURAL HOUSING ASSOCIATION LIMITED

For the year ended 31 March 2025

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

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. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Non-compliance with laws and regulations

Based on:

- Our understanding of the Association and the industry in which it operates;
- Discussion with management and those charged with governance; and
- Obtaining an understanding of the Association's policies and procedures regarding compliance with laws and regulations

we considered the significant laws and regulations to be the Co-operative and Community Benefit Society Act 2014, Financial Reporting Standard 102 (United Kingdom Generally Accepted Accounting Practice) and UK tax legislation.

The Association is also subject to laws and regulations where the consequence of non-compliance could have a material effect on the amount or disclosures in the financial statements, for example through the imposition of fines or litigations. We identified such laws and regulations to be health and safety legislation, the Bribery Act 2010, employment law and data protection.

Our procedures in respect of the above included:

- Review of minutes of meeting of those charged with governance for any instances of non-compliance with laws and regulations;
- Review of correspondence with regulatory and tax authorities for any instances of non-compliance with laws and regulations;
- Review of financial statement disclosures and agreeing to supporting documentation; and
- Review of legal expenditure accounts to understand the nature of expenditure incurred.

Fraud

We assessed the susceptibility of the financial statements to material misstatement, including fraud. Our risk assessment procedures included:

- Enquiry with management and those charged with governance regarding any known or suspected instances of fraud;
- Obtaining an understanding of the Association's policies and procedures relating to:
 - Detecting and responding to the risks of fraud; and
 - Internal controls established to mitigate risks related to fraud.
- Review of minutes of meeting of those charged with governance for any known or suspected instances of fraud;
- Review of the fraud register for any known or suspected instances of fraud;
- Discussion amongst the engagement team as to how and where fraud might occur in the financial statements; and
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD
INDEPENDENT AUDITOR'S REPORT TO PEAK DISTRICT RURAL HOUSING ASSOCIATION
LIMITED

For the year ended 31 March 2025

Based on our risk assessment, we considered the areas most susceptible to fraud to be management override including the posting of inappropriate journals to manipulate financial results and management bias in accounting estimates.

Our procedures in respect of the above included:

- Testing a sample of journal entries throughout the year, which met a defined risk criteria, by agreeing to supporting documentation; and
- A review of estimates and judgements applied by management in the financial statements to assess their appropriateness and the existence of any systematic bias.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

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. This description forms part of our auditor's report.

Use of our report

This report is made solely to the members of the Association, as a body, in accordance with the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association for our audit work, for this report, or for the opinions we have formed.

Samantha Lifford (Senior Statutory Auditor)
for and on behalf of BDO LLP, Statutory Auditor
Birmingham, UK

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2025

	Note	2025 £	2024 £
Turnover	3	1,815,328	1,468,846
Cost of sales	3	(119,828)	(420)
Operating costs	3	(1,071,026)	(995,084)
Operating surplus	3	624,474	473,342
Interest receivable and similar income	9	9,635	3,814
Interest payable and similar charges	10	(414,580)	(374,212)
Surplus before tax		219,529	102,944
Surplus for the year		219,529	102,944
Other comprehensive income			
Remeasurement of Social Housing Pension Scheme	20	12,527	(97,266)
Total comprehensive income for the year		232,056	5,678

The notes on pages 17 to 34 form part of these financial statements.

Turnover is derived from continuing activities.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2025

	Note	2025 £	2024 £
Tangible fixed assets			
Housing properties	12	21,561,450	19,134,416
Net book value tangible fixed assets		21,561,450	19,134,416
Current assets			
Trade and other debtors	13	62,986	109,285
Cash and cash equivalents		734,421	163,409
Total current assets		797,407	272,694
Creditors: amounts falling due within one year	14	(480,333)	(745,185)
Net current assets/ (liabilities)		317,074	(472,491)
Creditors: amounts falling due after one year	15	(18,394,595)	(15,369,902)
Provision for liabilities			
Pension liability	20	(60,503)	(100,653)
Net assets		3,423,426	3,191,370
Capital and reserves			
Called up share capital	21	41	41
Revenue reserves		3,423,385	3,191,329
Total funds		3,423,426	3,191,370

The notes on pages 17 to 34 form part of these financial statements.

These financial statements were approved by the Board of directors on 16 September 2025 and were signed on its behalf by:

Mr David Frederickson

Chair

Mr Ian Sharpe

Board
Member

Mr Richard Mugglestone

Secretary

A registered provider under Co-operative and Community Benefit Society with Charitable Rules
Registration No: IP26807R
Homes England Registered No. L3899

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

STATEMENT OF CHANGES IN RESERVES

FOR THE YEAR ENDED 31 MARCH 2025

	Called up share capital £	Revenue reserve £	Total equity £
Balance at 1 April 2024	41	3,191,329	3,191,370
Total comprehensive income for the period			
Surplus for the year	-	219,529	219,529
Remeasurement of Pension Schemes	-	12,527	12,527
Balance at 31 March 2025	41	3,423,385	3,423,426

	Called up share capital £	Revenue reserve £	Total equity £
Balance at 1 April 2023	41	3,185,651	3,185,692
Total comprehensive income for the period			
Surplus for the year	-	102,944	102,944
Remeasurement of Pension Schemes	-	(97,266)	(97,266)
Balance at 31 March 2024	41	3,191,329	3,191,370

The notes on pages 17 to 34 form part of these financial statements.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

STATEMENT OF CASHFLOWS

FOR THE YEAR ENDED 31 MARCH 2025

	Note	2025 £	2024 £
Cashflows from operating activities			
Operating surplus for the year	3	624,474	473,342
<i>Adjustments for non-cash items:</i>			
Depreciation of tangible fixed assets	12	293,363	304,736
Loan amortisation charges	10	4,724	3,515
Deferred government grants amortisation	18	(97,593)	(97,487)
Pensions costs less contributions payable	20	(27,623)	(26,184)
Net book value sales of tangible fixed assets		1	105,580
 Decrease/(increase) in trade & other debtors		46,299	(54,107)
(Decrease)/increase in trade and other creditors		(198,562)	190,503
Net cash from operating activities		645,083	899,898
Cashflows from investing activities			
Interest received		9,635	3,814
Acquisition of tangible fixed assets		(2,938,117)	(850,407)
Proceeds from receipt of government grants		929,678	36,095
Capitalised development expenditure		1,243	(11,103)
Net cash used in investing activities		(1,997,561)	(821,601)
Cashflow from financing activities			
Proceeds from new loan		2,546,268	-
Interest paid		(356,622)	(436,951)
Repayment of borrowings		(266,156)	(294,493)
Net cash used in financing activities		1,923,490	(731,444)
Net change in cash and cash equivalents		571,012	(746,468)
 Cash and cash equivalents at start of period		163,409	816,556
Cash and cash equivalents at end of period		734,421	163,409

The notes on pages 17 to 34 form part of these financial statements.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 LEGAL STATUS

The Association is incorporated under the Co-operative and Community Benefit Society Act 2014. The company registration number is IP26807R. It is registered with The Regulator of Social Housing (registration number L3899). Its principal place of business is Memorial House, Stenson Road, Coalville and it is a Public Benefit Entity.

2 PRINCIPAL ACCOUNTING POLICIES

Basis of preparation

The financial statements of the Association are prepared in accordance with Financial Reporting Standard 102 - the applicable financial reporting standard in the UK and Republic of Ireland (FRS 102) and the Statement of Recommended Practice: Accounting by Registered Social Housing Providers Update 2018 and comply with the Accounting Direction for Private Registered Providers of Social Housing 2022.

The presentation and functional currency of these financial statements is sterling.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Judgements made by the Board of Management, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed later in this note.

Measurement convention

The financial statements are prepared on historical cost basis.

Going concern

The financial statements have been prepared on a going concern basis which the directors consider to be appropriate for the following reasons.

The Association prepares a 5 year business plan which is updated and approved on an annual basis. The most recent business plan was approved in June 2025 by the Board. As well as considering the impact of a number of scenarios on the business plan the Board also adopted a stress testing framework against the base plan. The stress testing impacts were measured against loan covenants and peak borrowing levels compared to agreed facilities, with potential mitigating actions identified to reduce expenditure.

The Board, after reviewing the Association budgets for 2025/26 and the Association's medium term financial position as detailed in the 5-year business plan, is of the opinion that, taking account of severe but plausible downsides, the Association has adequate resources to continue in business for the foreseeable future. In order to reach this conclusion, the Board have considered:

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Going concern (continued)

- Maintenance costs – budget and business plan scenarios have been modelled to take account of cost increases and delays in maintenance expenditure, with major works being phased into future years;
- Rent and service charge receivable – arrears and bad debts have been increased to allow for customer difficulties in making payments and budget and business plan scenarios take account of potential future reductions in rents;
- Liquidity – current available cash and unutilised loan facilities give significant headroom for committed spend and other forecast cash flows that arise;
- The Associations' ability to withstand other adverse scenarios such as higher interest rates and number of void properties.

The Board believe the Association has sufficient funding in place and expect the Association to be in compliance with its debt covenants even in severe but possible downside scenarios.

Consequently, the Board are confident that the Association will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore have prepared the financial statements on a going concern basis.

Basic financial instruments

Tenant arrears, trade and other debtors

Tenants arrears, trade and other debtors are recognised at an undiscounted amount of the cash or other consideration expected to be received net of impairment. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

Trade and other creditors

Trade and other creditors are recognised at an undiscounted amount of the cash or other consideration expected to be received net of impairment. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

Interest-bearing borrowings classified as basic financial instruments

Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Housing properties

Interest-bearing borrowings are recognised initially at transaction value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

Depreciation

Depreciation is charged to the statement of comprehensive income on a straight-line basis over the estimated useful lives of each component part of housing properties. Land is not depreciated. The estimated useful lives are as follows:-

	years
Structure	125 years
Boilers	15 years
Kitchens	20 years
Windows and doors	20 years
Roofs	50 years
Bathrooms	30 years
Other components	30 years

Depreciation methods, useful lives and residual values are reviewed if there is an indication of significant changes since the last annual reporting date in the pattern by which the Association expects to consume an asset's future economic benefits.

Non component works to existing properties

The amount of expenditure incurred, which relates to an improvement, which is defined as an increase in the net rental stream or the life of a property, has been capitalised. Expenditure incurred on other major repairs, cyclical and day-to-day repairs to housing properties is charged to the statement of comprehensive income in the period in which it is incurred.

Interest capitalised

Development schemes are charged with interest by the developing agents. Commercial rates of interest are used for this calculation and the charge is arrived at by considering interest earned on capital grants received in advance, thereby reducing the interest chargeable once scheme costs exceed capital grants received. In certain cases the interest earned on the capital grants received in advance exceeds the interest payable and this is included in the income and expenditure account as interest receivable.

Interest on loans financing development is capitalised up to the date of the completion of the scheme and only when development activity is in progress.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Social housing grant

Social housing grant is initially recognised at transaction value as a long term liability, specifically as deferred grant income and released through the statement of comprehensive income as income over the life of the structure of housing properties in accordance with the accrual method applicable to social landlords accounting for housing properties at cost. On disposal of properties, all associated social housing grant is transferred to the Recycled Capital Grant Fund (RCGF) until the grant is recycled or repaid to reflect the existing obligation under the social housing grant funding regime.

Properties held for sale and work in progress

Completed properties and properties under construction for open market sales are recognised at the lower of cost and net realisable value. Cost comprises materials, direct labour and direct development overheads. Interest incurred is also capitalised during the course of obtaining planning and throughout the work in progress up to the point of practical completion of the development scheme. Assessing net realisable value requires use of estimation techniques. In making this assessment, management considers publicly available information and internal forecasts on future sales activity. Net realisable value is based on the estimated sales price after allowing for all further costs of completion and disposal.

Impairment excluding stocks and deferred tax assets

Financial assets (including trade and other debtors)

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. For financial instruments measured at cost less impairment an impairment is calculated as the difference between its carrying amount and the best estimate of the amount that the Association would receive for the asset if it were to be sold at the reporting date. Interest on the impaired asset continues to be recognised through the unwinding of the discount. Impairment losses are recognised in surplus. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through surplus.

Fixed Assets

The Association's internal controls are designed to identify where impairment triggers for the reduction in value of housing properties, other tangible fixed assets, and properties for sale and work in progress, as held on the Statement of Financial Position have occurred through an annual assessment. Where a trigger is identified then an assessment will be performed and where there is evidence of impairment, assets are written down to the recoverable amount, this is likely to be the value in use of the asset based on its service potential. Where an asset is currently deemed not to be providing service potential to the Association, its recoverable amount is its fair value less costs to sell. The resulting impairment loss is recognised as expenditure in income and expenditure.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Employee benefits

Defined benefit plans

The Pensions Trust Social Housing Pension Scheme

The Association participates in The Pensions Trust Social Housing Pension Scheme via Joint Contracts of Employment with Midlands Rural Housing and Village Development Association Ltd (MRH) and three other rural housing associations. The entire assets and liabilities of this pension scheme is declared in the accounts of MRH.

The Association is liable for a share of the full pension deficit arising under this plan via a legal agreement between the Association, MRH and the three other rural housing associations. This share of the deficit is recognised as a provision in the accounts and changes in the liability are reported in the Statement of Comprehensive Income as Other Comprehensive Income.

Termination benefits

Termination benefits are recognised when the Association is demonstrably committed, without realistic possibility of withdrawal, to a formal detailed plan to either terminate employment before the normal retirement date, or to provide termination benefits as a result of an offer made to encourage voluntary redundancy. Termination benefits for voluntary redundancies are recognised as an expense if the company has made an offer of voluntary redundancy, it is probable that the offer will be accepted, and the number of acceptances can be estimated reliably. If benefits are payable more than 12 months after the reporting date, then they are discounted to their present value.

Provisions

A provision is recognised in the statement of financial position when the Company has a present legal or constructive obligation as a result of a past event, that can be reliably measured and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are recognised at the best estimate of the amount required to settle the obligation at the reporting date.

Taxation

Tax on the profit or loss for the year comprises current tax.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the statement of financial position date, and any adjustments to tax payable in respect of previous years.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Turnover

Turnover represents rental and service charge income receivable (net of void losses), fees receivable, proceeds from first tranche sales of low-cost home ownership and from properties developed for open market sales, and amortisation of Social Housing Grant (SHG) under the accrual model. Rental income is recognised on the execution of tenancy agreements. Proceeds on sale are recognised on practical completions. Other income is recognised as receivable on the delivery of the services provided.

Expenses

Operating Costs

Operating costs represent the costs and overheads associated with delivering the services rendered.

Operating leases

Rentals payable under operating leases are charged to the profit and loss account on a straight line basis over the lease term.

Interest receivable and Interest payable

Interest payable and similar charges include interest payable and unwinding of the discount on provisions. Borrowing costs that are directly attributable to the acquisition, construction or production of Housing Properties that take a substantial time to be prepared for use, are capitalised as part of the cost of that asset.

Interest receivable and similar income include interest receivable on funds invested.

Interest income and interest payable are recognised in the statement of comprehensive income as they accrue.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Key Judgements, Estimates and Assumptions

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the financial reporting date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. The following judgements have had the most significant effect on the amounts recognised in the financial statements.

The recoverability of rent arrears and trade debtors

The estimate for rent arrears and trade debtors relates to the recoverability of the outstanding balances at the reporting date. For rental arrears experience shows that the longer a debt is outstanding the greater the likelihood that the debt will not be recovered in full. Based on this a provision for bad and doubtful arrears debts is estimated based on an individual basis for current tenant arrears and 100% of former tenant arrears. Trade Debtors are reviewed on an individual balance basis and a provision created for bad and doubtful debts based on the on the age and likely recoverability of the debt.

Impairment of property values

Reviews for impairment of housing properties are carried out when a trigger has occurred and any impairment loss in a cash generating unit is recognised by a charge to the Statement of Comprehensive Income. Impairment is recognised where the carrying value of a cash generating unit exceeds the higher of its net realisable value or its value in use. A cash generating unit is normally a group of properties at a scheme level whose cash income can be separately identified.

Factors taken into consideration in reaching the decision as to whether there are indicators of impairment of housing properties are:

- The development programme
- Government policy, regulation or legislation
- Demand
- Market Value
- Obsolescence

No triggers for impairment have been identified.

Value of schemes in development

The Association capitalises development expenditure in accordance with the accounting policy earlier in this note. Initial capitalisation is based on management's judgement that the development scheme is confirmed, usually when Board approval has taken place. In determining if an approved scheme is likely to cease, management monitors the development programme and considers if changes have occurred that result in an impairment.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Key Judgements, Estimates and Assumptions (continued)

Defined benefit pensions liabilities

The cost of defined benefit pension plans is determined using actuarial valuations. The actuarial valuation involves making assumptions about discount rates, future salary increases, mortality rates, future pension increases and ongoing legal cases. Due to the complexity of the valuation, the underlying assumptions and the long term nature of these plans, such estimates are subject to significant uncertainty. The details of the assumptions used along with the scheme assets and liabilities are disclosed in MRH financial statements, further details are given in Note 20.

Apportionment of Management Expenses

Direct administration and operating costs have been apportioned to the Income and Expenditure Account on the basis of actual expenditure incurred. Finance and administration costs are further apportioned on the basis of charges levied by the Managing Agents.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

	Turnover	Cost of Sales 2025 £	Operating costs	Operating surplus	Turnover	Cost of Sales 2024 £	Operating costs	Operating surplus
3 PARTICULARS OF TURNOVER, COST OF SALES, OPERATING EXPENDITURE AND OPERATING SURPLUS								
Social housing lettings								
General needs	1,341,407	-	(941,818)	399,589	1,242,370	-	(856,060)	386,310
Low cost home ownership	144,420	-	(58,333)	86,087	120,368	-	(52,501)	67,867
	1,485,827	-	(1,000,151)	485,676	1,362,738	-	(908,561)	454,177
Other social housing activities								
Managed properties	105,754	-	(70,760)	34,994	93,464	-	(86,413)	7,051
Sales of current asset properties	212,000	(119,828)	-	92,172	-	(420)	-	(420)
Other	11,621	-	-	11,621	12,520	-	-	12,520
	329,375	(119,828)	(70,760)	138,787	105,984	(420)	(86,413)	19,151
Total social housing	1,815,202	(119,828)	(1,070,911)	624,463	1,468,722	(420)	(994,974)	473,328
Non-social housing activities	126	-	(115)	11	124	-	(110)	14
Total	1,815,328	(119,828)	(1,071,026)	624,474	1,468,846	(420)	(995,084)	473,342
Operating surplus				624,474				473,342

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

	General Needs £	Low cost home ownership £	2025 Total £	2024 Total £
3 SOCIAL HOUSING				
Rent receivable net of identifiable service charges	1,227,766	125,168	1,352,934	1,232,224
Service charges receivable	28,488	6,812	35,300	33,027
Net rents receivable	1,256,254	131,980	1,388,234	1,265,251
Amortised government grant	85,153	12,440	97,593	97,487
Total income from lettings	1,341,407	144,420	1,485,827	1,362,738
Expenditure on lettings activities:				
Management	263,341	28,352	291,693	277,872
Service charge costs	47,676	4,977	52,653	46,502
Routine maintenance	245,705	2,509	248,214	195,115
Planned maintenance	91,749	2,256	94,005	84,405
Major repairs expenditure	13,030	-	13,030	-
Bad debts	5,400	(653)	4,747	(780)
Depreciation of housing properties	272,469	20,892	293,361	304,737
Other costs	2,448	-	2,448	710
Total expenditure on lettings	941,818	58,333	1,000,151	908,561
Operating surplus on lettings	399,589	86,087	485,676	454,177
Void losses	1,949	-	1,949	10,601

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

	2024 Number	Additions Number	Reclassified Number	2025 Number
4 HOUSING STOCK				
Social housing accommodation				
General needs rented	152	-	(1)	151
Affordable rented	39	-	3	42
Low cost home ownership	46	-	-	46
Managed on behalf of other landlords	78	3	(2)	79
Total social housing managed	315	3	-	318
Non-social housing managed				
Freehold	-	1	-	1
Total non-social housing managed	-	1	-	1
Total housing stock	315	4	-	319
			2025 Number	2024 Number
Housing units awaiting transfer from development agents (inc above)			11	19

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

	2025 £	2024 £
5 EXPENSES AND AUDITORS' REMUNERATION		
Included in profit are the following:		
Depreciation of housing properties	293,363	304,736
Auditor's remuneration:		
Audit of these financial statements	15,000	17,500
	2025 Number	2024 Number
6 STAFF NUMBERS AND COSTS		
The association employs staff on Joint Contracts of Employment with Midlands Rural Housing and Village Development Association Limited (MRH) and three other rural housing associations. The numbers in this note relate to PDRHA's share of these staff. Management and development services are provided under a management contract with MRH.		
The average number of persons employed by the Association during the year, analysed by category, was as follows:		
Office staff	3	3
	3	3
	2025 £	2024 £
Recharges from MRHA under the above contract during the year were as follows:		
Staff costs	135,465	128,731
Finance processing/accounting costs	39,183	41,671
Other recharges	22,747	22,831
	197,395	193,233

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

	2025 £	2024 £
7 BOARD MEMBERS		
£nil remuneration was payable to members of the Board of Management during the period (2024: £nil) The number of people serving on the Board during the year was 11 (2024: 10)		
Total expenses reimbursed to the committee members	582	-
8 SURPLUS ON DISPOSAL OF FIXED ASSETS		
Disposal proceeds	-	91,000
Grant abated	-	24,908
Cost of disposals	-	(115,908)
	-	-
9 INTEREST RECEIVABLE AND SIMILAR INCOME		
Bank interest receivable	9,635	3,814
10 INTEREST PAYABLE AND SIMILAR CHARGES		
Loan interest	305,097	398,580
Amortisation of loan fees	4,724	3,515
Development agents	94,284	-
FRS102 adjustment	(692)	(27,883)
Recycled capital grant fund	11,167	-
	414,580	374,212
11 TAXATION		

No liability to taxation arises on the Association in the current year.

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

12 TANGIBLE FIXED ASSETS

	-----Housing properties-----			
	Under construction	Social housing letting	Low cost home ownership	Total housing properties
Cost				
1 April 2024	176,369	19,672,368	2,293,790	22,142,527
Additions	2,586,785	-	-	2,586,785
Replacement components	(58,625)	310,238	-	251,613
Properties completed in the year	(1,505,721)	1,618,560	(112,839)	-
Transfer of sale properties to current assets	(118,000)	-	-	(118,000)
Disposals	-	(22,744)	-	(22,744)
31 March 2025	1,080,808	21,578,422	2,180,951	24,840,181
Accumulated depreciation				
1 April 2024	-	2,802,131	205,980	3,008,111
Provision in the year	-	272,503	20,860	293,363
Disposals	-	(22,743)	-	(22,743)
31 March 2025	-	3,051,891	226,840	3,278,731
Net book value				
31 March 2025	1,080,808	18,526,531	1,954,111	21,561,450
31 March 2024	176,369	16,870,237	2,087,810	19,134,416

	2025 £	2024 £
Additions to housing properties includes:		
Direct administration costs	(1,243)	11,103

The Association had property with a net book value of £6,144,795 pledged as security at 31 March 2025 (2024: £6,067,252).

There were no other fixed assets held under finance lease at the year-end (2024: £nil).

	Costs	Government Grants	Proceeds	Net
	£	£	£	£
Schemes Awaiting Transfer from Development Agents				
emh Housing & Regeneration Limited	1,281,331	(14,351)	(21,526)	1,245,454

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

	2025	2024
	£	£
13 TRADE AND OTHER DEBTORS		
Current tenant arrears	24,073	22,054
Less provision for bad and doubtful debts	(7,861)	(1,618)
Former tenant arrears	946	869
Less provision for bad and doubtful debts	(946)	(869)
Trade debtors	10,646	6,598
Prepayments and accrued income	36,128	82,251
Total debtors	62,986	109,285
Due within one year	62,986	109,285
14 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
Loans and overdrafts (see note 16)	133,030	250,838
Trade creditors	99,582	93,406
Rent received in advance	55,999	46,841
Accruals and deferred income	162,329	213,457
Taxation and social security	6,790	-
Other creditors	22,603	140,643
	480,333	745,185
15 CREDITORS: AMOUNTS FALLING DUE AFTER ONE YEAR		
Loans and overdrafts (see note 16)	7,473,841	5,075,921
Deferred government grants (see note 18)	10,839,449	10,007,364
Recycled capital grant fund (see note 19)	81,305	286,617
	18,394,595	15,369,902

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

	2025 £	2024 £
16 LOANS		
Bank loans	6,124,052	3,695,540
Building Societies	1,482,819	1,631,219
	7,606,871	5,326,759

Loans are repayable at varying rates of interest in instalments due as follows:

In one year or less	133,030	250,838
Between one and two years	139,180	260,676
Between two and five years	499,826	875,065
In more than five years	6,834,835	3,940,180
	7,606,871	5,326,759

The Association has loans that are classified as both basic (measured at amortised cost) and non-basic (measured at fair value) under FRS102. The non-basic loans are a result of clauses with the Coop bank loans where the loans are repayable on demand. All loans are secured by fixed charges on individual properties.

The fair value loans are measured using a discounted cash flow of future payments with a discount rate of 5.7% (2024: 5.7%).

The carrying value of the loans by category are summarised below;

Measured at amortised cost	7,531,341	5,247,500
Measured at fair value	75,530	79,259
	7,606,871	5,326,759

Fair value gain/(loss) on loans included in statement of comprehensive Income	692	9,187
---	-----	-------

The loan valuations above include an increase of £41,048 (2024: £41,740) in respect of FRS102 Basic Financial Instruments amortised cost valuation method.

	At 1 April 2024 £	Cash flows £	Other non- cash changes £	At 31 March 2025 £
17 ANALYSIS OF CHANGES IN NET DEBT				
Cash and cash equivalents	163,409	571,012	-	734,421
<u>Borrowings</u>				
Debt due within one year	(250,838)	250,838	(133,030)	(133,030)
Debt due after one year	(5,075,921)	(2,530,950)	133,030	(7,473,841)
	(5,326,759)	(2,280,112)	-	(7,606,871)
Total Net Debt	(5,163,350)	(1,709,100)	-	(6,872,450)

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

18 DEFERRED GOVERNMENT GRANTS

	Social housing grant £	Other government grant £	Total £
At 1 April 2024	8,151,245	1,856,119	10,007,364
Received in the year	576,478	353,200	929,678
Released to income in the year	(80,848)	(16,745)	(97,593)
At 31 March 2025	8,646,875	2,192,574	10,839,449

19 RECYCLED CAPITAL GRANT

	Recycled capital grant fund £
At 1 April 2024	286,617
Utilised during the year	(216,478)
Interest credited to the fund	11,166
At 31 March 2025	81,305

20 EMPLOYEE BENEFITS

The Pensions Trust - Social Housing Pension Scheme

As detailed in Note 6 employees are employed on Joint Contracts of Employment with Midlands Rural Housing and Village Development Association Limited (MRH). MRH participates in The Pensions Trust - Social Housing Pension Scheme. The entire assets and liabilities of this pension scheme is declared in the accounts of MRH.

A legal agreement has been entered into between the 5 entities involved in the joint contracts of employment identifying how the pension liability of those jointly employed staff will be met by each entity. The Association recognises its share of the pension deficit which is the best estimate of the pension liability at year end.

	2025 £	2024 £
Opening Balance	100,653	-
Creation of Opening Liability (charged to SOCI)	-	89,629
Contributions paid	(27,623)	
Change in Liability (charged to SOCI)	(12,527)	11,024
Closing Balance	60,503	100,653

PEAK DISTRICT RURAL HOUSING ASSOCIATION LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

	2025 £	2024 £
21 SHARE CAPITAL		
<u>Share capital</u>		
Allotted, issued and fully paid at 1 April and 31 March	41	41

At 31 March 2025, the Association had 41 ordinary shares (2024: 41) in issue, with each share having a nominal value of £1. The shares have no rights to dividends nor to any share of assets of the Association in the event of it ceasing to operate.

22 CAPITAL COMMITMENTS

Capital expenditure that has been authorised by the Board of Management but has yet been contracted for	3,360,000	9,013,000
<u>Sources of Funding</u>		
Social Housing Grants	1,170,000	1,730,000
Other Government Grants	255,000	255,000
New Loan Facilities	1,935,000	7,028,000

23 RELATED PARTIES

Board Member, Mr David Fredrickson, was also on the Board of Midlands Rural Housing and Village Development Association Limited.

Payments made during the year to Midlands Rural Housing and Village Development Association Limited on an arm's length basis in respect of staff costs, finance processing, accounting, development and other recharges are as disclosed in Note 6.