# STOKE-ON-TRENT HOUSING SOCIETY LIMITED

## ANNUAL REPORT AND FINANCIAL STATEMENTS
## FOR THE YEAR ENDED 31 MARCH 2026



Regulator of Social Housing Registration Number L0021
Co-operative and Community Benefit Society Registration Number 17333R
Stoke-on-Trent Housing Society Limited is an exempt charity under the Charities Act 2011

# Stoke-on-Trent Housing Society Limited

**Annual Report and Financial Statements for the Year Ended 31 March 2026**

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# Stoke-on-Trent Housing Society Limited

## 1.0 Board Members, Advisors & Bankers

| | | |
|---|---|---|
| **Board of Management/Directors** | Mr P Dawson<br>Ms Z Pirmohamed<br>Ms G. Shuker<br>Mr S Thompson<br>Mr F Rasool<br>Mr P Brundrett<br>Ms W Parrott<br>Mr G Morrey<br>Ms S Shaw<br>Ms S Hall<br>Mr D Canavan<br>Ms M Davis | Chair<br>Vice Chair<br><br><br><br><br>Resigned October 2025<br>Chair (retired September 2025)<br>Appointed September 2025<br>Appointed September 2025<br>Appointed March 2026<br>Resigned April 2025 |
| **Secretary** | Mr H. Cartwright | |
| **Registered Office** | The Trevor Jones Office<br>Hammond House<br>Ridgway Road<br>Stoke-on-Trent<br>ST1 3AX | |
| **Registered Number** | L0021 | |
| **Independent Auditors** | Dains Audit Limited<br>Suite 2, Albion House<br>2 Etruria Office Village<br>Forge Lane<br>Stoke-on-Trent<br>ST1 5RQ | |
| **Bankers** | Barclays Bank Plc<br>36 Town Road<br>Hanley<br>Stoke-on-Trent<br>ST1 2PJ | |
| **Legal Advisors** | Various as required | |

## 2.0 Overview and Background

2.1 Created 60 years ago, **Stoke on Trent Housing Society Limited** is a local charitable based Housing Association, owning and managing 620 homes located across the City of Stoke on Trent.

Widely known as the Society, it offers affordable housing that is well maintained and managed with an emphasis on social values, providing value for money for customers and improving services. Surplus income is reinvested in its services to tenants, property improvement programmes, building safety and the development of new homes.

During the past year, the Society brought its financial and IT services in house to strengthen internal control, improve resilience, and support effective delivery of its business plan.

Given its responsibility for three high-rise buildings, the Society has continued to prioritise building safety. Ongoing liaison with the Building Safety Regulator has taken place during the year, particularly as they review the Building Safety Case for two high rise buildings (of our three high rises).

Tenants remain central to the Society's purpose, supported by skilled staff and a hardship fund established to help those facing financial hardship or unexpected challenges.

### 2.2 Asset Management & Development

The Society's 620 homes are spread across 13 core sites, with most of the accommodation provided in purpose-built blocks of flats. The housing stock is 100% Decent Homes Standard compliant, and the Society will be completing further in-house stock condition surveys in 26/27, alongside the procurement of external stock condition surveyors to ensure quality data. Funds are allocated in line with stock data to ensure ongoing maintenance of the housing stock to the Decent Homes Standard.

Responsive and planned maintenance works are carried out on behalf of the Society by a range of small and medium-sized local contractors. Being based in the immediate locality, these contractors can respond effectively to the needs of tenants. This approach delivers good value for money through low contractor overheads and strong procurement and contract management by the Society.

#### 2.3 Development

As a small provider the Society deploys its resources prudently and in line with the expectations of the Local Authority, Homes England and other relevant Government Bodies. Despite its size, the Society continues to deliver development activity that allows it to punch significantly above its weight. New homes are funded using annual surpluses and reserves, enabling reinvestment without reliance on bank borrowing and strengthening the revenue base of the business to support future growth.

Development activity remains focused within the Stoke-on-Trent housing market, and the Society will continue to pursue opportunities to add high-quality, good-value homes to its portfolio. Homes are delivered through a range of routes, including off-the-shelf purchases from developers, stock transfers, and design-and-build schemes on land acquired or owned by the Society.

Over the last seven years, the Society has increased the total stock ownership by over 20%, improved the diversity of property on offer and increased the revenue base of the business creating further opportunities to grow. Further opportunities are currently under investigation to increase its stock with the potential development of a 45-unit apartment scheme on land in its ownership. If progressed, a planning application is expected to be submitted during the 2026/27 financial year.

## 3.0 Statement of Responsibilities of the Board of Management

### 3.1 Governance

The Board retains ultimate responsibility for all aspects of the Society's activities and meets at quarterly intervals. It comprises Directors with a broad mix of skills, experience, and backgrounds, including business, finance, legal services, housing management, property development, asset management, maintenance, energy provision, residents' needs, and local government. The Board's skills and composition are reviewed annually to ensure they remain aligned with the Society's current and future strategic objectives, in accordance with the principles of the NHF Code of Governance.

The Society is committed to diversity, openness, and accountability in Board recruitment. Directors have previously been appointed following open and public advertisement, and targeted recruitment is undertaken where specific skills are required. This approach supports an appropriate balance of skills and experience and ensures ongoing focus on effective succession planning.

From the existing Board membership, three advisory sub-groups are established, each comprising a minimum of three Board Directors together with senior staff. These sub-groups do not have authority to take decisions but in detail consider matters relating to Strategy, Risk, and Health & Safety before reporting back to the Board. The Risk sub-group meets twice annually, the Health & Safety sub-group meets three times per year, and the Strategy sub-group meets on a needs-led basis.

Based on the 2015 NHF Code of Governance, a comprehensive review of existing governance arrangements is undertaken each December to ensure the Society remains compliant. Whilst aware of the 2020 version of the NHF Code, an exercise is currently underway to review, address gaps and implement the required changes to adopt the 2020 NHF Code from Autumn 2027.

Since April 2017, the Board has delegated responsibility for the Society's policies and procedures to the Director. Financial reporting and ICT support, previously provided by the Honeycomb Group, were internalised at the end of Q3 2025/26 following a governance and controls review.

### 3.2 Board Responsibilities

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

The Co-operative and Communities Benefit Societies Act 2014 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Society 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 accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Society will continue in business.

The Board is responsible for keeping proper accounting records which disclose at any time and with reasonable accuracy, the financial position of the Society and enable it to ensure that the financial statements comply with the Co-operative and Communities Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. It has general responsibility for taking reasonable steps to safeguard the assets of the Society and to prevent and detect fraud and other irregularities.

### 3.3 Statement of disclosure of information to auditors

We, the Board Directors of the Society who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the Society's auditors are unaware; and
- We have taken all necessary steps as Board Directors to ensure we are aware of all relevant audit information and that the Society's auditors are informed of it.

### 3.4 Board Directors

The Directors set out below have held office during the year from 1 April 2025 up to 31 March 2026.

| Member Name | Board Position |
|---|---|
| Mr P Dawson | Chair |
| Ms Z Pirmohamed | Vice Chair |
| Ms G. Shuker | Director |
| Mr S Thompson | Director |
| Mr F Rasool | Director |

| | |
|---|---|
| Mr P Brundrett | Director |
| Ms W Parrott | Director - Resigned October 2025 |
| Mr G Morrey | Chair (retired September 2025) |
| Ms S Shaw | Director – Appointed September 2025 |
| Ms S Hall | Director – Appointed September 2025 |
| Mr D Canavan | Director – Appointed March 2026 |
| Ms M Davis | Director – Resigned April 2025 |

### 3.5 Internal Controls Assurance

The Board acknowledges that it is responsible for the Society's systems of internal control which are designed to produce reasonable but not absolute assurances regarding the safeguarding of assets, the maintenance of proper accounting records and the reliability of financial and other management information. This is achieved by: -

- Clearly defined management and reporting structures are set out and are designed to produce effective internal control.
- Management information systems with quarterly reporting of financial results and key performance indicators compared with targets.
- Monitoring of control systems through audit.

Risk management is undertaken by the Society, with an advisory sub-group established to review risks and proposed control measures. The sub-group reports twice a year to the Board and comprises of Directors, officers and the Company Secretary  The remit of the advisory sub-group has recently been extended to include oversight of internal audits.

From 2026/27, a new internal audit framework will be introduced, supported by an agreed three-year audit plan. The internal audit programme will be delivered by TIAA, a specialist business assurance organisation with extensive experience of Housing Associations and the relevant regulatory frameworks.

### 3.6 Arrangements for managing the risks of fraud

The Society has robust arrangements in place for managing the risks of fraud: These include:

- **prevention** - the Society seeks to generate a strong anti-fraud culture supported by appropriate controls over operational and employment systems;
- **detection** - the Society has implemented comprehensive systems and procedures to detect evidence of fraud and to facilitate and encourage the reporting of fraud;
- **investigation** - the Society follows a comprehensive policy on fraud investigation and reporting; and
- **insurance** - the Society has appropriate insurance cover in place to mitigate the potential financial losses associated with fraud.

There have been no weaknesses identified in the Society's internal controls which have resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements. Fraud is a standing item on all Board agendas, and a register is maintained and signed by the Chair.

### 3.7 Charitable Donations

The Society made charitable donations during 25/26 of £9,122 (2025 (£13,388)

## 4.0 Strategic Report

### 4.1 Principal activity

The Society is registered with the Regulator of Social Housing and is a public benefit entity. Its principal activity continues to be the provision of good quality rented homes for people in housing need in the City of Stoke-on-Trent. The Board is committed to:

- Providing the best possible standards of social housing which offer real value for money to those in housing need.
- Providing efficient, courteous and caring services to all existing and potential new customers.
- Maintaining and upgrading properties to a high standard.
- Ensure the stock is managed in accordance with best practice in Health & Safety and Fire Risk.
- Offering equal opportunities in the allocation of housing accommodation and the appointment of Board Directors, consultants, contractors and suppliers.
- Whenever it is cost effective, to use its financial strength to support the North Staffordshire community and economy.
- Investing in the wellbeing of its residents and local community by supporting charitable activities and encouraging worthwhile initiatives
- Working in partnership with residents, the local authority and other organisations to create balanced and sustainable communities; and
- Planning and controlling all aspects of business activity to maintain the Society's financial strength and viability.
- Undertaking environmentally friendly measures and working towards net zero by 2050.

### 4.2 Review of business activities during 25/26

The Society once again achieved a strong financial performance with a surplus for the year of £795,011 (2025: £947,588).

Current tenant rent arrears amounted to £63,184 (2025: £65,907) at the end of the financial year; this figure represented 2.0% (2025: 2.21%) of the gross annual debit. Former tenant arrears were £22,566 (2025: £26,688).

To ensure that existing stock is upgraded and the development of new homes is maximised, the Society will continue to focus on its value for money approach in both revenue and capital expenditure.

Significant growth in the activity of the Society has continued yet again during the year, with:

- A programme of planned upgrades to windows, kitchens, bathrooms, heating.
- A pro-active approach to minimise the risk of fire in its high rise and walk-up apartment blocks, achieved with the appointment of independent, professional specialists to undertake the necessary Fire Risk Assessments and surveys. Recommendations have been implemented alongside regular updates to the Board. Additionally, under the requirements of the Building Safety Act, these outcomes have been reported regularly to the Building Safety Regulator.

At the same time, the Society has continued to improve its already high quality and accessible approach to the management of its services. This has been achieved by the continuation of its charitable fund 'Give Something Back'; actively supporting vulnerable residents; a more visible site presence including annual property visits; multi-agency working and priority given to sustaining tenancies. Additionally, changes within the property team have bolstered our maintenance service provision, resulting in improved processes and contractor liaison.

Energetic arrears management, a strong focus on tenancy sustainability, and proactive management of voids continue. Together with the introduction of in-house financial and IT services, the Society has

strengthened its resilience, enhancing both service delivery to tenants and the effective implementation of its business plan.

During the year, the Society did not enter any new development contracts however 26/27 activity includes planning and preparation for:

- The development of a 45-unit apartment scheme on land in its ownership, with potential Homes England funding available once planning permission is granted.
- Extension of the existing Trevor Jones office into an adjacent apartment and storage area to provide a customer reception and increased space for staff.
- Renewing the lifts at Dickson & Hammond House.
- Concrete façade repairs on the 3 x high rise buildings (to be completed also in 26/27).
- Marchwood Court external works, including garage demolition and remodelling external areas.

Looking ahead, although the Society has established Visions and Values, the Board will review these alongside its future strategy at a planned Away Day in November 2026. This long-term approach will demonstrate ongoing financial strength and viability while supporting reinvestment and development-led growth.

## 5.0 Review of business activities

### 5.1 The results for the key operations are set out below:

| | Turnover | | Operating surplus | |
|---|---|---|---|---|
| | **2026 £000** | 2025 £000 | **2026 £000** | 2025 £000 |
| General needs | **3,558** | 3,370 | **654** | 762 |
| Shared ownership | **38** | 36 | **33** | 28 |
| Other activities | **15** | 13 | **15** | 13 |
| **Totals** | **3,611** | 3,418 | **702** | 803 |

There was no surplus on the sale of housing property and fixed assets (2025: £48,319).

Several key indicators are used to monitor the outcome of the Society's objectives. A selection of these indicators, together with targets and results for the current and prior year, are as follows:

| **Area** | **Indicator** | **Target** | **Actual for Year 2026** | **Actual for Year 2025** |
|---|---|---|---|---|
| **Housing Management** | Current tenant arrears as a % of gross annual debit | 2.00% | 2.00% | 2.21% |
| | Bad debts as a % of gross annual debit | 2.00% | 0.83% | 0.70% |
| | Void loss as a % of gross annual debit | 2.00% | 1.31% | 1.09% |
| **Area** | **Indicator** | **Target for Year 2026** | **Actual for Year 2026** | **Actual for Year 2025** |
| **Financial Management** | Loan covenant compliance | N/A | N/A | N/A |
| | Actual surplus compared to budget/forecasts | £886,228 | £795,011 | £947,588 |

### 5.2 Accommodation in management

| | 2026 | 2025 |
|---|---|---|
| General needs housing | 604 | 604 |
| Shared ownership | 11 | 11 |
| Right to buy leaseholders | 5 | 5 |
| Total units in management | 620 | 620 |

### 5.3 Future Developments

The Society intends to use the retained surplus to fund future development plans, invest in the current properties and improve services to residents. This surplus has been achieved through sound financial management. The Society continued to make further improvements in customer care and service delivery, as well as to ensure its properties are modernised and maintained well.

### 5.4 Financial Review

The principal accounting policies are set out at pages 18 to 21 of the financial statements. The Society's Statement of Financial Position remains strong. The cash flow statement on page 17 shows that during the year the Society generated net cash from operating activities of £1,063,168 (2025: £1,195,165). Throughout the year there was a Net Cash outflow for investments of £274,107 (2025: inflow £60,699), this has changed from the prior year due to an increased investment in properties. The society held cash and liquid investments of £4,775,873 (2025: £3,985,950).

The Society is financed by a combination of retained reserves, rental income, grants provided by Homes England and Stoke-on-Trent City Council.

The treasury operation is controlled by appropriate policies and guidelines, approved by the Board, designed to maintain an efficient capital structure whilst managing the Society's liquidity and interest rate risks.

### 5.5 Going Concern

Under good practice governance requirements, the Board confirms that, after making enquiries, it has a reasonable expectation that the Society has adequate resources to continue in operational existence for the foreseeable future, being a period of at least 12 months after the date on which the financial statements are signed. Accordingly, it continues to adopt the Going Concern basis in preparing its financial statements.

### 5.6 Environmental and Community Protection

The Society recognises its business activities can have effects on the community and environment, and it is the intention to minimise any possible adverse effects of its operations through the application of high standards and establishment of best practice. In addition, the Society expects all parties connected with the delivery of its services to comply with all applicable laws and regulations in this respect.

The Society is prepared for its properties to have an EPC of a minimum of C by the 2030 deadline and costs are included in the medium to long term forecast.

### 5.7 Reserves

All surpluses generated are re-invested by the Society with the objectives of keeping rents competitive, maintaining existing homes in a good condition, minimising borrowing requirements and providing additional homes for people in housing need.

The reserves also offer the Society the strength and capacity to withstand the negative impact of substantial events beyond its control, such as any additional fire safety works required as a result of Building Safety legislation.

The Society is accruing funds which will be allocated to help fund the development of the 45 flats scheme.

## 6.0 Value for Money

6.1 After considering the Society's approach to value for money, its use of assets, cost of service delivery and development plans we believe the Society meets the requirements of the Regulator of Social Housing's value for money standard.

The Society's properties are well maintained and meet current decent homes standards however, the 3 x high rise blocks may also require further works to meet the expectations of the Building Safety Act. The overall quality of the properties is reflected in the ratio of responsive maintenance expenditure compared to the proactive investment in planned programmes.

The Society benefits from a value for money culture embedded within the organisation and from the close involvement of the Board. There is a clear social value imperative with local contractors and suppliers benefitting from the Society's approach to procurement. The Board meet regularly to receive, scrutinise and challenge operating and financial performance of the Society.

This year the operating margin and return have been impacted by the increased maintenance expenditure. The Society seeks to invest its surpluses including efficiency gains in future provision of social housing and from this approach aims to maximise its return on assets.

| | Society | | |
|---|---|---|---|
| | **2023/24** | **2024/25** | **2025/26** |
| Operating return on housing assets | 4.0% | 3.8% | 3.2% |
| Operating margin on lettings | 25.9% | 22.6% | 17.9% |
| Rent and service charge per week | £101.83 | £107.29 | £113.29 |
| Management costs | £1,243 | £1,432 | £1,636 |
| Bad debt | £38 | £35 | £43 |
| Maintenance repair costs (revenue) | £830 | £839 | £908 |
| Planned/Major Repairs | £1,811 | £941 | £1,214 |
| Total repairs expenditure | £2,641 | £1780 | £2,122 |

All costs are expressed as cost per property.

### 6.2 Regulator of Social Housing (RSH) Value for Money Metrics and Targets

The RSH Value for Money Metrics and targets are linked to the Society's Strategic Priorities.

| | **Year Ended 31 Mar 2027 (target)** | **Year Ended 31 Mar 2026** | **Year Ended 31 Mar 2025** |
|---|---|---|---|
| **Reinvestment %** | 2.05% | 1.21% | 1.30% |

The Reinvestment % metric looks at our investment in properties (existing stock as well as New Supply) as a percentage of the value of total properties held.

The Society's total investment in new properties in 2025/26 amounted to £40k (2024/25 £155k).

In 2026/27 we expect the Reinvestment % to increase 2.05%, due to the timing of capital spend within our ongoing development programme.

The Society's investment in existing stock increased to £319k (2024/25 £191k). This is scheduled to be £540k in 2026/27.

| | Year Ended 31 Mar 2027 (target) | Year Ended 31 Mar 2026 | Year Ended 31 Mar 2025 |
|---|---|---|---|
| **New Supply Delivered % (Social Housing Units)** | 0.00% | 0.00% | 2.74% |
| **New Supply Delivered % (Non Social Housing Units)** | - | - | - |

The New Supply Delivered % metric sets out the number of new housing units that have been acquired during the year as a proportion of total housing units owned at period end.

Stoke on Trent Housing Society had no units in development in 2025/26 (2024/25: 17)

| | Year Ended 31 Mar 2027 (target) | Year Ended 31 Mar 2026 | Year Ended 31 Mar 2025 |
|---|---|---|---|
| **Gearing % (VfM methodology)** | (20.30)% | (18.12%) | (15.00)% |

The final loan was repaid in 20/21. Although there is no immediate intention or requirement to raise new finance, the situation is kept under close review as part of our Strategic Planning. The results give a negative 15% as unrestricted cash exceeds debt.

| | Year Ended 31 Mar 2027 (target) | Year Ended 31 Mar 2026 | Year Ended 31 Mar 2025 |
|---|---|---|---|
| **EBITDA-MRI Interest Cover** | N/A | N/A | N/A |

The EBITDA-MRI Interest Cover % metric is our key indicator for liquidity and investment capacity. It measures our surplus we generate compared to our interest payable. In 2023/24, 2024/25 and 2025/26 there is no interest payable due as all the loans have been repaid.

| | Year Ended 31 Mar 2027 (target) | Year Ended 31 Mar 2026 | Year Ended 31 Mar 2025 |
|---|---|---|---|
| **Headline Social Housing Cost / Unit** | £4,831 | £4,305 | £3,653 |

Total cost for the period amounted to £2.9m (2024/25: £2.6m).

Our Headline Social Housing Cost / Unit for the Society in 2025/26 is £4,305, this has increased from 2024/25 due to the completion of planned expenditure on improvement upgrades

| | Year Ended 31 Mar 2027 (target) | Year Ended 31 Mar 2026 | Year Ended 31 Mar 2025 |
|---|---|---|---|

| | | | |
|---|---|---|---|
| **Operating Margin % - Social Housing Lettings** | 14.8% | 19.1% | 23.2% |
| **Operating Margin % - Overall** | 15.4% | 19.5% | 23.5% |

Total Operating Surplus decreased to £687k (2024/25: £790k) predominantly as a result of an increase in major repair expenditure.

| | Year Ended 31 Mar 2027 (target) | Year Ended 31 Mar 2026 | Year Ended 31 Mar 2025 |
|---|---|---|---|
| **Return on Capital Employed %** | 1.85% | 2.26% | 2.80% |

This metric compares our operating surplus to total assets less current liabilities and measures the efficient investment of our capital resources.

The Board report was approved on the 14th July 2026 and signed on its behalf by:



**P Dawson (Chair)**

## Independent Auditor's Report to the Members of Stoke on Trent Housing Society Limited

### Opinion

We have audited the financial statements of Stoke-on-Trent Housing Society Limited (the 'society') for the year ended 31 March 2026 which comprise the Statement of Comprehensive Income, the Statement of Changes in Reserves, the Statement of Financial Position, the Cash Flow Statement 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).

In our opinion the financial statements:

- give a true and fair view of the state of the society's affairs as at 31 March 2026 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 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 society in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Conclusions relating to going concern

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

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

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

### Other information

The board is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and 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

course of 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 this gives rise to a material misstatement in the financial statements themselves. 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**

In light of the knowledge and understanding of the Association and its environment obtained in the course of the audit, we have not identified material misstatements in Board Members' report.

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

- the society has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation; or
- the revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the society's books of account; or
- we have not obtained all the information and explanations necessary for the purposes of our audit.

**Responsibilities of the board**

As explained more fully in the board's responsibilities statement, as set out on page 3, the board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the board 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 is responsible for assessing the society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intends to liquidate the society 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.

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 specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the senior statutory auditor ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of the sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company, including the financial reporting legislation, Co-operative and Community Benefit Societies Act 2014, taxation legislation, anti-bribery, employment, and environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in Note 1 were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC, relevant regulators and the company's legal advisors;

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

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 society's members, as a body, in accordance with section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that

we might state to the society'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 society and the society's members as a body, for our audit work, for this report, or for the opinions we have formed.

Dains Audit Limited

**Robert Jones BSc ACA DChA**
**(Senior Statutory Auditor), for and on behalf of**
**Dains Audit Limited**
**Statutory Auditor**
**Chartered Accountants**
**Suite 2, Albion House**
**2 Etruria Office Village**
**Forge Lane**
**Stoke on Trent**
**ST1 5RQ**

**Date:** 14 July 2026

## Statement of Comprehensive Income for the Year Ended 31 March 2026

| | Notes | 2026 | 2025 |
|---|---|---|---|
| | | £ | £ |
| **Turnover** | 2 | **3,611,099** | 3,418,387 |
| **Operating costs** | 2 | **(2,908,706)** | (2,615,651) |
| **Operating surplus** | 2,5 | **702,393** | 802,736 |
| Interest receivable and similar income | 9 | **92,618** | 96,533 |
| Interest payable and similar charges | 10 | **-** | - |
| Surplus on sale of property/Fixed assets | 2a | **-** | 48,319 |
| **Surplus for the year** | | **795,011** | 947,588 |

The above results relate wholly to continuing activities.

The above surpluses are the historical cost surpluses.

There were no recognised surpluses or deficits other than those included in the Statement of Comprehensive Income.

The notes on pages 18 to 29 form part of these financial statements.

## Statement of Changes in Reserves for the Year Ended 31 March 2026

| | Revenue Reserve | Share Capital | Capital Reserve | Total |
|---|---|---|---|---|
| | £ | | £ | £ |
| At 31 March 2024 | **23,055,351** | 10 | 21 | **23,055,382** |
| Surplus for year | 947,588 | - | - | **947,588** |
| Transfers to capital reserve | - | -1 | | **-1** |
| At 31 March 2025 | **24,002,939** | **9** | **21** | **24,002,969** |
| Surplus for year | 795,011 | | - | **795,011** |
| Transfers to capital reserve | - | | | |
| **At 31 March 2026** | **24,797,950** | **9** | **21** | **24,797,980** |

The notes on pages 18 to 29 form part of these financial statements.

## Statement of Financial Position as at 31 March 2026

| | Notes | 2026 £ | 2025 £ |
|---|---|---|---|
| **FIXED ASSETS** | | | |
| Properties – depreciated cost | 11 | **26,393,086** | 26,567,158 |
| Other operating assets | 12 | **183,460** | 215,095 |
| | | **26,576,546** | 26,782,253 |
| **CURRENT ASSETS** | | | |
| Debtors due within one year | 13 | **174,795** | 96,948 |
| Stock | | **-** | 198 |
| Investments | 14 | **-** | 1,000,000 |
| Cash at bank and in hand | | **4,775,873** | 2,985,950 |
| | | **4,950,667** | 4,083,096 |
| **CREDITORS:** Amounts falling due within one year | 15 | **(503,255)** | (488,235) |
| **NET CURRENT ASSETS** | | **4,447,412** | 3,594,861 |
| **TOTAL ASSETS LESS CURRENT LIABILITIES** | | **31,023,959** | 30,377,114 |
| **CREDITORS:** | | | |
| Amounts falling due after more than one year | 16 | **(6,225,979)** | (6,374,145) |
| **TOTAL NET ASSETS** | | **24,797,980** | 24,002,969 |
| **CAPITAL AND RESERVES** | | | |
| Share capital | 19 | **9** | 9 |
| Capital reserve | | **21** | 21 |
| Revenue reserve | | **24,797,950** | 24,002,939 |
| | | **24,797,980** | 24,002,969 |

Approved by the Board.

P Dawson
**Chair**

Z Pirmahomad
**Vice Chair**

H Cartwright
**Secretary**

Date: 14 July 2026
Register Number: 17333R

The notes on pages 18 to 29 form part of these financial statements.

## Cash Flow Statement for the Year Ended 31 March 2026

| | Notes | 2026 | 2025 |
|---|---|---|---|
| | | £ | £ |
| Net Cash Flow Generated from Operating Activities | 22 | **1,063,168** | 1,195,165 |
| Cash Flow from Investing Activities | | | |
| Purchase of rented properties | | **-** | - |
| Purchase of shared ownership properties | | **-** | - |
| Purchase of housing properties under construction | | **(39,775)** | (346,479) |
| Movement of completed Housing properties under construction | | **-** | - |
| Movement of other fixed assets | | **(319,061)** | (33,656) |
| Proceeds from the sale of tangible fixed assets | | **-** | 134,250 |
| Surplus on sale of housing properties | | **3,105** | 2,910 |
| Grants received | | **-** | 207,141 |
| Interest received | | **92,618** | 96,533 |
| Net Cash Outflow from Investing Activities | | **(274,107)** | 60,699 |
| Cash Flow from Financing Activities | | | |
| Movement in other long-term creditors | | **862** | 847 |
| Interest paid | | **-** | - |
| Disposal of Liquid Investment | 14 | **1,000,000** | - |
| Net Cash Outflow from Financing Activities | | **1,000,862** | 847 |
| Net Increase/(Decrease) in Cash and Cash Equivalents | | **1,789,923** | 1,256,711 |
| Cash and Cash Equivalents at Beginning of Year | | **2,985,950** | 1,729,239 |
| Cash and Cash Equivalents at End of Year | | **4,775,873** | 2,985,950 |
| Cash and Cash Equivalents Consists of: | | | |
| Cash at bank and in hand | | **4,775,873** | 2,985,950 |
| Cash and Cash Equivalents at 31 March | | **4,775,873** | 2,985,950 |

The notes on pages 18 to 29 form part of these financial statements.

## Notes to the Financial Statements for the Year Ended 31 March 2026

### 1. General information and basis of preparation

Stoke-on-Trent Housing Society Limited is registered with the Regulator of Social Housing and the Financial Conduct Authority and is a private registered provider of social housing in the United Kingdom. Stoke-on-Trent Housing Society Limited is limited by shares, and the company is incorporated within the UK. The address of the registered office is given in the General Information on page 1 of these financial statements.

The Society constitutes a public benefit entity as defined under FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommend Practice for Social Housing Providers 2018 (SORP), and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Co-operative and Community Benefit Societies Act 2014. The financial statements have been prepared on a going concern basis under the historical cost convention. The financial statements are prepared in sterling, which is the functional currency of the Society.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

The Society has adequate resources to continue in operational existence for the foreseeable future, being a period of at least 12 months after the date on which the financial statements are signed. Accordingly, it continues to adopt the Going Concern basis in preparing its financial statements.

**Turnover**

Turnover represents rental and service income receivable in the year net of losses from voids, income from shared ownership first tranche sales and proceeds from the sales of housing accommodation under the Right to Buy legislation.

**Tangible fixed assets**

***Housing properties***

Housing properties, except for freehold land, are stated at cost less accumulated depreciation. Depreciation is charged on a straight-line basis over the expected useful economic lives of those properties over the following terms.

| | | |
|---|---|---|
| Low rise flats/houses | - | 100 years |
| High rise flats | - | 60 years |
| Shared ownership properties | - | 100 years |

In accordance with the Statement of Recommended Practice, the Board of Management have carried out an annual impairment review of those properties which have asset lives greater than 50 years and have concluded that no further provision in relation to those properties is required.

Shared ownership properties are split proportionally between current and fixed assets based on the element relating to expected first tranche sales. The first tranche proportion is classed as a current asset and related sales proceeds included in turnover. The remaining element is classed as a fixed asset and included in housing properties less any provisions needed for depreciation and impairment.

***Other tangible fixed assets***

Tangible fixed assets other than housing properties are stated at cost less accumulated depreciation.

Depreciation is provided as follows:

| | |
|---|---|
| Plant and machinery | 25% per annum on cost |
| Furniture and Fittings | 20% per annum on net book value |
| Computer equipment/software | 33.33% per annum on cost |
| Motor Vehicles | 25% per annum on cost |
| Freehold office | 3.333% per annum on cost |
| Scheme assets | 10%-25% per annum on cost |

**Social Housing and other government grants**

Where developments have been financed wholly or partly by social housing and other grants, the amount of the grant received has been included as deferred income and recognised in Turnover over the estimated useful life of the associated asset structure (not land), under the accruals model. SHG received for items of cost written off in the Statement of Comprehensive Income Account is included as part of Turnover.

When 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.

SHG must be recycled by the Society under certain conditions, if a property is sold, or if another relevant event takes place. In these cases, the SHG can be used for projects approved by Homes England and Greater London Authority. However, SHG may have to be repaid if certain conditions are not met. If grant is not required to be recycled or repaid, any unamortised grant is recognised as Turnover. In certain circumstances, SHG may be repayable, and, in that event, is a subordinated unsecured repayable debt.

**Employee benefits**

When employees have rendered service to the Society, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

The Society operates a defined contribution plan for the benefit of its employees. Contributions are expensed as they become payable.

**Works to existing housing properties**

The Society capitalises expenditure on housing properties if such expenditure will increase the net rental stream over the life of the property. An increase in the net rental stream may arise through an increase in the rental income, a reduction in future maintenance costs, or a significant extension of the life of the property.

Improvements to property that relate to assets that have a separately identifiable life to the property concerned are also capitalised but under a category separate from the property and depreciated over their individual useful economic lives as follows:

| | |
|---|---|
| Roof | 60 years |
| Windows | 30 years |
| Gas boiler/fire | 15 years |
| Kitchen | 20 years |
| Bathroom | 30 years |
| Heating ventilation plumbing | 30 years |

| | |
|---|---|
| Electrical installation | 40 years |
| Lift | 20 years |
| Space/Storage heater | 25 years |
| Hotwater Cylinders | 25 Years |

**Interest on borrowings**

Interest is debited to the Statement of Comprehensive Income for the period at the prevailing rate which is paid on borrowings.

**Investments**

Investments held as fixed assets are stated at market valuation. Investments held as current assets are stated at the lower of cost and net realisable value.

**Capitalisation of development administration costs**

Directly attributable development administration costs capitalised are the incremental costs that would have been avoided only if the property had not been constructed or acquired.

**Debtors**

Short term debtors are measured at transaction price, less any impairment.

**Bad debts**

Bad debts, are provided for based on:

| | |
|---|---|
| 100% | Former tenants rent and heat arrears |
| 100% | Current tenant rent arrears over £500 |
| 30% | Current tenants rent arrears £300 to £500 |

**Creditors**

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**Interest receivable**

Interest receivable is accounted for on the accruals basis. Interest received is in the form of cash returned from investments that the Society holds and also interest from the funds held in accounts at Barclays Bank Plc, Nationwide and Santander.

**Property managed by agents**

As the Society carries the financial risk on property managed by agents, all the income and expenditure arising from the property is included in the Statement of Comprehensive Income.

**Judgements and key sources of estimation uncertainty**

The following judgements (apart from those involving estimates) have been made in the process of applying the above accounting policies that have had the most significant effect on amounts recognised in the financial statements:

Provision for bad debts (as analysed in Note 13);
Depreciation of housing and other fixed assets (as analysed in Notes 11 and 12);
Amortisation of government grants (as analysed in Note 17).

There were no key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

## 2. Turnover, Operating Costs and Operating Surplus

| | 2026 Turnover | 2026 Operating costs | 2026 Operating Surplus | 2025 Turnover | 2025 Operating costs | 2025 Operating Surplus |
|---|---|---|---|---|---|---|
| | £ | £ | £ | £ | £ | £ |
| **SOCIAL HOUSING ACTIVITIES** | | | | | | |
| **Lettings** | | | | | | |
| Rented housing accommodation | **3,558,126** | **(2,904,211)** | **653,915** | **3,369,865** | **(2,608,425)** | **761,440** |
| Shared ownership | **37,937** | **(4,496)** | **33,441** | **35,522** | **(7,226)** | **28,296** |
| | **3,596,063** | **(2,908,706)** | **687,357** | **3,405,387** | **(2,615,651)** | **789,736** |
| **Other** | | | | | | |
| Right to buy management charges | **-** | **-** | **-** | - | - | - |
| Shared Ownership Sales | **-** | **-** | **-** | | | |
| Other Property Sales | **-** | **-** | **-** | | | |
| Other Fixed Asset Sales | **-** | **-** | **-** | **-** | - | - |
| Other | **15,036** | - | **15,036** | **13,000** | - | **13,000** |
| **Total** | **3,611,099** | **(2,908,706)** | **702,393** | **3,418,387** | **(2,615,651)** | **802,736** |

### 2.a Surplus/Deficit on disposal of property

| | 2026 £ | 2025 £ |
|---|---|---|
| Proceeds of Sales | **-** | 134,250 |
| Net book value of disposals | **-** | (85,931) |
| Surplus on Disposals | **-** | 48,319 |

## 3. Income and Expenditure from Social Housing Lettings

| | Rented housing | Shared Ownership | 2026 Total | 2025 Total |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| **Income from lettings** | | | | |
| Rents | 3,067,267 | 31,998 | **3,099,265** | 2,986,295 |
| Service charges | 380,598 | 4,694 | **385,292** | 301,999 |
| Amortised government grants | 150,888 | 1,245 | **152,133** | 149,715 |
| **Gross rental income** | **3,598,753** | **37,937** | **3,636,690** | 3,438,009 |
| Voids | (40,627) | **-** | **(40,627)** | (32,622) |
| **Turnover from social housing lettings** | **3,558,126** | **37,937** | **3,596,063** | 3,405,387 |
| **Expenditure on lettings** | | | | |
| Management | (987,966) | - | **(987,966)** | (865,025) |
| Services | (384,525) | (755) | **(385,280)** | (319,781) |
| Routine maintenance | (548,621) | - | **(548,621)** | (506,978) |
| Planned maintenance | (71,942) | - | **(71,942)** | (69,432) |
| Major Repairs | (341,966) | - | **(341,966)** | (307,706) |
| Bad debt charges | (25,786 | - | **(25,786)** | (20,987) |
| Depreciation of properties | (529,166) | (3,741) | **(532,907)** | (520,920) |
| Other | (14,238) | - | **(14,238)** | (4,822) |
| **Operating costs from social housing lettings** | **(2,904,211)** | **(4,496)** | **(2,908,706** | (2,615,651) |
| **Operating surplus from social housing lettings** | **653,915** | **33,441** | **687,357** | 789,736 |

## 4. Accommodation in management

| | 2026 | 2025 |
|---|---|---|
| General needs housing – Social rent | **466** | 466 |
| General needs housing – Affordable rent | **138** | 138 |
| Shared ownership | **11** | 11 |
| Right to buy leaseholders | **5** | 5 |
| Total units in management | **620** | 620 |

## 5. Operating Surplus

| | 2026 | 2025 |
|---|---|---|
| | £ | £ |
| The operating surplus is arrived at after charging/ (crediting): | | |
| Rented and sheltered bad debts | **25,786** | 20,987 |
| Depreciation of properties - residential freehold | **532,907** | 520,923 |
| Depreciation of operating fixed assets | **42,629** | 31,837 |
| Amortisation of government grants | **(152,133)** | (149,715) |
| Auditors' remuneration - audit services | **14,362** | 13,595 |

## 6. Taxation

The registered provider has charitable status and is therefore exempt from U.K. Corporation Tax under Section 505 of the Income and Corporation Taxes Act 1988.

## 7. Board and key management personnel remuneration

The Board of Management received £0 during the year (2025: £0).

Key management personnel received £193,096 remuneration during the year (2025: £0). Key management personnel have now been defined as the Senior Leadership Team following bringing the finance and IT services in house. The Senior Leadership Team consists of the Director, Head of Finance and Governance and the Head of Property.

## 8. Staff costs

The average monthly number of employees, including members of the executive team, calculated on a full-time equivalent was 14 employees (2025 - 10).

Number of Full-time equivalent staff whose remuneration exceeded £60,000 in the period:

| **Remuneration:** | **2026 No.** | 2025 No. |
|---|---|---|
| £60,000-£70,000 | 1 | 0 |
| £70,000-£80,000 | 1 | 1 |

## 9. Interest Receivable and Similar Income

| | **2026** | 2025 |
|---|---|---|
| | **£** | £ |
| Interest receivable from: | | |
| Short-term cash deposits | 95,121 | 98,719 |
| Other | (2,503) | (2,186) |
| | **92,618** | 96,533 |

## 10. Interest Payable and Similar Charges

| | **2026** | 2025 |
|---|---|---|
| | **£** | £ |
| Bank loans, overdrafts and other loans: | | |
| Repayable wholly or partly within 5 years | - | - |
| Repayable wholly or partly in more than 5 years | - | - |
| Breakage costs relating to loan repaid early | - | - |
| Amortisation of set-up costs | - | - |
| | - | - |

## 11. Fixed Assets – Housing Properties

| | Completed | | Under Construction | |
|---|---|---|---|---|
| | Rented Properties | Shared Ownership | Rented Properties | Total |
| | £ | £ | £ | £ |
| **Cost** | | | | |
| At 1 April 2025 | **32,314,792** | **516,656** | **176,568** | **33,008,016** |
| Additions during year | - | - | 39775 | **39,775** |
| Works to existing properties | 319,061 | - | - | **319,061** |
| Disposals | (79,805) | - | - | **(79,805)** |
| Transfer between categories | 40,241 | - | (40,421) | **-** |
| **At 31 March 2026** | **32,594,289** | **516,656** | **176,102** | **33,287,047** |
| **Depreciation** | | | | |
| At 1 April 2025 | **6,377,152** | **63,706** | **-** | **6,440,858** |
| Charge for the year | 529,166 | 3,741 | **-** | **532,907** |
| Disposals | (79,805) | - | - | **(79,805)** |
| **At 31 March 2026** | **6,826,513** | **67,447** | **-** | **6,893,360** |
| **Depreciated Cost at 31 March 2026** | **25,767,776** | **449,209** | **176,102** | **26,393,086** |
| Depreciated Cost at 31 March 2025 | **25,937,640** | **452,950** | **176,568** | **26,567,158** |

Of the total net book value of the housing stock, £24,250,486 is freehold (2025: £24,415,498) and £2,142,600 is leasehold (2025: £2,151,660).

A total of £960,940 (2025: £884,116) is recognised in the Statement of Comprehensive Income in respect of maintenance costs incurred on existing properties.

### Social Housing Assistance

| | 2026 | 2025 |
|---|---|---|
| | £ | £ |
| Total SHG due by 31 March | **11,108,976** | **11,108,976** |
| Recognised in the Statement of Comprehensive Income | 4,845,340 | 4,693,207 |
| Held as deferred income | 6,263,636 | 6,415,769 |
| | **11,108,976** | **11,108,976** |

## 12. Fixed Assets – Other Operating Assets

| | Freehold Office | Fixtures and Fittings | Computer Equipment/ Software | Plant and Machinery | Scheme Assets | Motor Vehicles | WIP | Total |
|---|---|---|---|---|---|---|---|---|
| | | | | | | £ | £ | £ |
| **Cost** | | | | | | | | |
| At 1 April 2025 | **179,936** | **170,671** | **950** | **1,608** | **387,165** | 26,994 | **-** | **767,324** |
| Additions | - | 2,882 | - | 506 | 7,606 | - | - | 10,994 |
| Disposals/Transfers in Group | - | - | - | - | (510) | - | - | (510) |
| **At 31 March 2026** | **179,936** | **173,553** | **950** | **2,114** | **394,261** | **26,994** | **-** | **777,807** |
| **Depreciation** | | | | | | | | |
| At 1 April 2025 | **47,478** | **143,331** | **950** | **1,413** | **359,057** | - | **-** | **552,229** |
| Charge for year | 6,024 | 10,392 | - | 133 | 19,340 | 6,740 | **-** | 42,629 |
| Disposals | - | - | - | - | (510) | - | **-** | (510) |
| **At 31 March 2026** | **53,502** | **153,723** | **950** | **1,546** | **377,887** | **6,740** | **-** | **594,348** |
| **Net Book Amount** | | | | | | | | |
| **At 31 March 2026** | **126,434** | **19,830** | **-** | **568** | **16,374** | **20,254** | **-** | **183,460** |
| At 31 March 2025 | **132,458** | **27,340** | **-** | **195** | **28,108** | **26,994** | **-** | **215,095** |

## 13. Debtors

| | **2026** | 2025 |
|---|---|---|
| | **£** | £ |
| Rental debtors | 98,122 | 81,768 |
| Prepayments and other debtors | 76,674 | 15,180 |
| | **174,795** | 96,948 |

Rental debtor balances are net of a provision of £50,776 (2025: £52,106).

## 14. Investments

**Current asset investments** **Unlisted Investments**

| | **2026** | 2025 |
|---|---|---|
| | **£** | £ |
| At 1 April | 1,000,000 | 1,000,000 |
| Additions/(disposals) | (1,000,000) | - |
| **At 31 March** | **-** | 1,000,000 |

The unlisted investments represent cash deposits with various building societies.

## 15. Creditors: Amounts Falling Due Within One Year

| | 2026 £ | 2025 £ |
|---|---|---|
| Deferred finance, bank loans and overdrafts | - | - |
| Rents paid in advance | 81,175 | 98,478 |
| Government grants to be amortised within one year | 150,881 | 150,881 |
| Other creditors and accruals | 271,200 | 238,876 |
| | **503,255** | 488,235 |

## 16. Creditors: Amounts Falling Due After More Than One Year

| | 2026 £ | 2025 £ |
|---|---|---|
| Bank loans and mortgages | - | - |
| Government grants | 6,112,755 | 6,264,888 |
| Recycled capital grant | 96,572 | 93,468 |
| Other long-term creditors | 16,651 | 15,789 |
| | **6,225,979** | 6,374,145 |

## 17. Deferred Capital Grant

| | 2026 £ | 2025 £ |
|---|---|---|
| At 1 April | 6,415,769 | 6,391,541 |
| Grant received in year | - | 207,141 |
| Recycled Grant | - | (3,367) |
| Eliminated in respect of disposal - Grant | - | (33,200) |
| Eliminated in respect of disposal - Amortisation | - | 3,369 |
| Released to income in the year | (152,133) | (149,715) |
| **At 31 March** | **6,263,636** | 6,415,769 |

## 18. Recycled Grant

| | 2026 £ | 2025 £ |
|---|---|---|
| At the start of the year | **93,468** | 57,358 |
| Inputs: Grant Recycled | **-** | 33,200 |
| Interest Accrued | **3,105** | 2,910 |
| Transfers from other PRP's | **-** | - |
| Recycling: New Build | **-** | - |
| Major Repairs | **-** | - |
| Transfers to other PRP's | **-** | - |
| Repayment of grant to the Homes England | **-** | - |
| At the end of the year | **96,572** | 93,468 |
| Amount three years or older where repayment may be required | **61,684** | **-** |

A business case to rollover the grant over three years old has been submitted.

## 19. Called Up Share Capital

| Each member holds one share of £1 in the Society<br>Allotted, issued and fully paid | **2026**<br>**£** | 2025<br>£ |
|---|---|---|
| At 1 April | 9 | 10 |
| Additions/Transfers to Capital Reserve | - | -1 |
| At 31 March | **9** | 9 |

The shares carry no right to distributions and are irredeemable and non-transferable.

## 20. Capital Commitments

| | **2026**<br>**£000's** | 2025<br>£ |
|---|---|---|
| Expenditure contracted for but not provided in the accounts | - | - |
| Expenditure authorised but not contracted for | 1,137 | - |
| | **1,137** | **-** |

It is anticipated that the majority of the committed expenditure will be fully incurred within 2 years.

## 21. Operating Lease Commitments

At the reporting end date the Society had outstanding commitments for future minimum lease payments under non-cancellable operating leases as follows:

| | **2026**<br>**£** | 2025<br>£ |
|---|---|---|
| | 17,399 | - |
| | | - |
| | **17,399** | **-** |

## 22. Reserves

### a) Income and Expenditure Reserve

The income and expenditure reserve represents cumulative surplus and deficits net of other adjustments.

### b) Capital Reserve

The capital reserve represents cancelled shares where repayment has not been made.

## 23. Reconciliation of Operating Surplus to Net Cash Flow Generated from Operating Activities

| | 2026 £ | 2025 £ |
|---|---|---|
| **Surplus for the year** | **795,011** | 947,588 |
| Depreciation of housing properties | **532 ,907** | 520,923 |
| Depreciation of other fixed assets | **42,629** | 31,837 |
| Amortisation of grants | **(152,133)** | (149,715) |
| (Decrease)/increase in Share Capital | **-** | (1) |
| Decrease/(increase) in stock | **198** | - |
| Decrease/(increase) in debtors | **(77,847)** | 21,889 |
| (Decrease)/increase in creditors | **15,020** | (38,761) |
| (Decrease)/increase in LT creditors | **-** | 6,224 |
| Profit on fixed asset disposals | **-** | (48,319) |
| Abortive Development cost write off | **-** | - |
| Other Movements | **1** | 33 |
| | **1,155,786** | 1,291,698 |
| **Adjustments for Investing or Financing Activities** | | |
| Interest payable | **-** | - |
| Interest received | **(92,618)** | (96,533) |
| **Net Cash Flow Generated from Operating Activities** | **1,063,168** | 1,195,165 |

## 24. Pension

Stoke on Trent Housing Society Limited operates a defined contribution pension plan for its employees. The amount recognised as an expense in the period was £18,947 (2025 - £13,650).

## 25. Related Party Transactions

During the year the company has purchased £21,034 (2025 - £27,912) of services from the Company Secretary. As at the year end there was a balance of £1,298 (2025 - £2,085) outstanding.

## 26. Financial instruments

The Society's financial instruments may be analysed as follows:

| | 2026 £ | 2025 £ |
|---|---|---|
| **Financial assets** | | |
| Financial assets measured at amortised cost | | |
| Cash at bank and in hand | **4,775,873** | 2,985,950 |
| Accrued income | **2,154** | 10,935 |
| Rental debtors | **98,122** | 81,769 |
| Short Term Deposit | **-** | 1,000,000 |
| **Financial liabilities** | | |
| Financial liabilities measured at amortised cost | | |
| Trade creditors | **139,443** | 79,892 |
| Accruals | **78195** | 158,984 |
| Other creditors | **16,651** | 15,789 |

## 27. Analysis of changes in net funds

| | 1 April 2025 | Cash flows | 31 March 2026 |
|---|---|---|---|
| | £ | £ | £ |
| Cash and cash equivalents | **2,985,950** | **1,789,924** | **4,775,873** |
| | **2,985,950** | **1,789,924** | **4,775,873** |