



Pelham Homes Limited



Financial statements
for the year ended 31 March 2026



Company registration no. 05184359 (England and Wales)

Contents

Board Members, Professional Advisors and Bankers	4
Report of the Board	5
Report of the Independent Auditor to the Members of Pelham Homes Limited	7
Statement of Comprehensive Income	13
Statement of Financial Position	15
Statement of Changes in Equity	17
Statement of Cash Flows	19
Notes to the Financial Statements	21

Board Members, Professional Advisors and Bankers

Board Directors

Paul Adams MSc BSc (Hons) - Chair

Paul Moat DMS, MBA, MRICS, BSc (Hons), CIHCM

Allan Fisher BSc (Hons), PG (DIP), MSc

Gary Reynolds LLB

Paul High BSc (Hons)

Andrew Kilby FCCA

Raj Kambo BA (Hons) FCCA

Company Secretary

Sylvia Hart BA (Hons), CPFA, ACG

Solicitors

Freeths LLP
Cumberland Court
80 Mount Street
Nottingham
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Bankers

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PO Box 72
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Kent
ME8 0LS

External Auditors

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Company number
05184359

Report of the Board

The Board presents its report and audited financial statements for the year ended 31 March 2026.

Report of the Board includes the Directors Report requirements under the Companies Act 2006.

Legal structure and activities

Pelham Homes Limited ("the Company")

Pelham Homes Limited ("the Company") is a wholly owned subsidiary of Nottingham Community Housing Association Limited, which operates within the East Midlands, and its head office is in Nottingham.

The Company's principal activities are:

- Development and sales of residential properties; and
- The provision of property related services.

White Lodge Road Management Company is a company limited by guarantee, a wholly owned subsidiary of Pelham Homes Limited. Its principal activity is the provision of property related services.

Performance for the year

Statement of Comprehensive Income shows an operating loss for the year £189k (2025 - £190k loss). After interest, gift aid and distributions from jointly controlled entities the Company made a loss before taxation of £64k (2025 - £247k profit).

During 2025/26 the Company sold its one shared equity property.

During the year the Company's principal activity was the development of properties for sale at Old Dalby, Long Clawson and Baxters Green. No units were completed or sold during the year, and the majority of units, are anticipated to generate profits in 2026/27. Capitalised costs generated notional interest of £1,048k (2025 £657k).

The Company reported a total comprehensive loss for the year of £64k which will lead to a gift aid of £360k which will be paid in 2026 (2025 – £424k). Gift aid payments are based on profits from the previous financial year. Gift aid is based on distributable reserves and Pelham Homes has sufficient reserves.

Board members and directors

The board members of the Company are set out on page 4. The board members are drawn from a wide background bringing together professional, commercial and local experience. The Board is responsible for managing the affairs of the Company and meets on a regular basis to review the Company's performance and future development strategies.

Auditors

A resolution to re-appoint RSM UK Audit LLP as Auditors for the ensuing year will be proposed at the Annual General Meeting to be held on 24th September 2026 in accordance with Section 485 of the Companies Act 2006.

Events after the end of the accounting period

We consider that there have been no events since the financial year end which have had a material effect on the financial position of Pelham Homes Limited.

Going concern

After making enquiries, the Board has a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. For this reason, it continues to adopt the going

Statement of directors' responsibilities

The directors are responsible for preparing the Report of the Board and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the directors are required to:

- i. Select suitable accounting policies and then apply them consistently;
- ii. Make judgements and accounting estimates that are reasonable and prudent; and
- iii. Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and which disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies Act 2006. The directors are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

Statement of disclosure to auditor

Each of the persons who is a director at the date of approval of this report confirms that:

- i. There is no relevant audit information of which the Company's auditors are unaware
- ii. They have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption.

This report was approved by the Board of Directors on 2 September 2026 and is signed on their behalf by:

Paul Moat

Paul Moat
Board Member

**Report of the
Independent
Auditor to the
Members of
Pelham Homes
Limited**

Opinion

We have audited the financial statements of Pelham Homes Limited (the 'company') for the year ended 31 March 2026 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity, the Statement of Cash Flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2026 and of its profit 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 Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are Independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our 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 directors' 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 company'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 directors with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the report of the Board for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the report of the Board has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Board.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 6, the directors 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 directors 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 directors are responsible for assessing the company'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 directors either intend to liquidate the company 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.

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

Irregularities are instances of non-compliance with laws and regulations. The objectives of our audit are to obtain sufficient appropriate audit evidence regarding compliance with laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements, to perform audit procedures to help identify instances of non-compliance with other laws and regulations that may have a material effect on the financial statements, and to respond appropriately to identified or suspected non-compliance with laws and regulations identified during the audit.

In relation to fraud, the objectives of our audit are to identify and assess the risk of material misstatement of the financial statements due to fraud, to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud through designing and implementing appropriate responses and to respond appropriately to fraud or suspected fraud identified during the audit.

However, it is the primary responsibility of management, with the oversight of those charged with governance, to ensure that the entity's operations are conducted in accordance with the provisions of laws and regulations and for the prevention and detection of fraud.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud, the audit engagement team:

- obtained an understanding of the nature of the industry and sector, including the legal and regulatory frameworks that the company operates in and how the company is complying with the legal and regulatory frameworks;
- inquired of management, and those charged with governance, about their own identification and assessment of the risks of irregularities, including any known actual, suspected or alleged instances of fraud;
- discussed matters about non-compliance with laws and regulations and how fraud might occur including assessment of how and where the financial statements may be susceptible to

As a result of these procedures we consider the most significant laws and regulations that have a direct impact on the financial statements are FRS 102, the Companies Act 2006 and tax compliance regulations. We performed audit procedures to detect non-compliances which may have a material impact on the financial statements which included, reviewing financial statement disclosures and reviewing legal and professional costs incurred during the period.

The most significant laws and regulations that have an indirect impact on the financial statements are those in relation to the General Data Protection Regulations as set out in the Data Protection Act 2018 and the Health and Safety at Work Act 1974. We performed audit procedures to inquire of management and those charged with governance whether the company is in compliance with these laws and regulations.

The audit engagement team identified the risk of management override of controls as the area where the financial statements were most susceptible to material misstatement due to fraud. Audit procedures performed included but were not limited to testing manual journal entries and other adjustments, evaluating the business rationale in relation to significant, unusual transactions and transactions entered into outside the normal course of business and challenging judgments and estimates.

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 company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company'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 company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

RSM UK Audit LLP

Anna Spencer-Gray

(Senior Statutory Auditor)

For and on behalf of RSM UK Audit LLP,

Statutory Auditor

RSM UK Audit LLP

Statutory Auditor

Chartered Accountants

10th Floor

103 Colmore Row,

Birmingham

B3 3AG

Date **16/09/26**



Statement of Comprehensive Income



Statement of Comprehensive Income

For the year ended 31 March 2026		2026	2025
	Note	£'000	£'000
Turnover	2	702	415
Operating costs	2	(710)	(422)
Cost of sales	2	-	9
Gross (loss)/profit		(8)	2
Administration expenses		(181)	(192)
Operating loss		(189)	(190)
Profit on disposal of investment property	4	1	-
Distributions from jointly controlled entities	5	58	46
Interest receivable	6	1,316	1,038
Interest payable and similar charges	7	(826)	(470)
Gift Aid	8	(424)	(183)
(Loss)/Profit on ordinary activities before taxation		(64)	241
Tax (charge) on profit at 25%	10	(90)	(106)
Tax relief in respect of Gift Aid	10	90	106
(Loss)/Profit on ordinary activities after taxation		(64)	241
Revaluation gain	11	-	6
Total comprehensive (loss)/profit for the year		(64)	247

All of the activities of the Company are classed as continuing.

The notes on pages 21 – 38 form part of these financial statements.



Statement of Financial Position



Statement of Financial Position

As at 31 March 2026		2026	2025
	Note	£'000	£'000
Fixed assets			
Investment properties	11	-	37
Investment in jointly controlled entities	12	934	934
Total fixed assets		934	971
Current assets			
Stock of properties for sale	13	20,407	11,106
Debtors	14	207	5,773
Cash at bank and in hand		1,003	887
		21,617	17,766
Creditors			
Amounts falling due within one year	15	(998)	(727)
Net current assets		20,619	17,039
Total assets less current liabilities		21,553	18,010
Creditors: amounts falling due after more than one year	16	(12,818)	(9,211)
Net assets		8,735	8,799
Capital and reserves			
Called-up equity share capital	17	2,000	2,000
Profit and loss account		6,735	6,799
Total		8,735	8,799

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements on pages 13 to 38 were approved and authorised for issue by the Board of directors on 2nd September 2026 and are signed on behalf of the Board by:

Paul Moat

Paul Moat
Board Member

Sylvia Hart

Sylvia Hart
Secretary



Statement of Changes in Equity



Statement of Changes in Equity

For the year ended 31 March 2026	Called-up share capital	Profit and loss account	Total
	£'000	£'000	£'000
At 1 April 2024	2,000	6,552	8,552
Total comprehensive income for the year	-	247	247
At 1 April 2025	2,000	6,799	8,799
Total comprehensive income for the year	-	(64)	(64)
At 31 March 2026	2,000	6,735	8,735



Statement of Cash Flows



Statement of Cash Flows

For the year ended 31 March 2026	2026	2025
	£'000	£'000
Cash flows from operating activities		
(Loss)/Profit for the financial year	(64)	241
Interest receivable	(1,316)	(1,038)
Interest payable and similar charges	826	470
Distributions from jointly controlled entities	(58)	(46)
Changes in:		
Stock of properties for sale	(8,253)	(4,539)
Loan to jointly controlled entities	5,246	(2,046)
Trade and other debtors	(60)	11
Trade and other creditors	271	252
Cash generated from operations	(3,408)	(6,695)
Interest paid	(826)	(470)
Interest received	647	5
Profit share from jointly controlled entities	58	46
Net cash from operating activities	(3,529)	(7,114)
Cash flows from investing activities		
Refund of investment in jointly controlled entities	-	1
Proceeds from sale of investment property	38	-
Net cash from investing activities	38	1
Cash flows from financing activities		
Loan repaid	3,607	7,211
Net cash from financing activities	3,607	7,211
Net increase in cash and cash equivalents	116	98
Cash and cash equivalents at beginning of year	887	789
Cash and cash equivalents at end of year	1,003	887



Notes to the Financial Statements



1. Principal accounting policies

(a) Basis of accounting

The Company's financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view. The financial statements are prepared in sterling, which is the functional currency of the Company. Monetary amounts in the financial statements are rounded to the nearest thousand pounds.

The financial statements have

(b) Going concern

The Company's financial statements have been prepared on a going concern basis which assumes an ability to continue operating for the 12 months from the date of approval.

The key risks for the Company are in relation to scheme viability and the ongoing economic risk in relation to the housing market. There are no completed unsold homes at year end and the regional housing market remains strong. The Company's budget and business plan have been approved by the Board and demonstrate good headroom within existing loan agreements and resilience against a range of identified risks and stresses.

(c) Judgements and key sources of estimation uncertainty

In application of the Company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources.

The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of revisions and future periods where the revision affects both current and future periods.

Recoverability of investments in jointly controlled entities

Management are required to assess the recoverability of its development joint venture investments (Pelham Waterside Two LLP) and consider whether both the loan and the investment are recoverable. Management consider the judgement in relation to both the expected future performance of the investments and the assets held within the investments to be sufficient in measuring the recoverability of the amounts.

The following judgements detailed below have had the most significant effect on amounts recognised in the financial statements.

Valuation of stock

The Company is holding stock under construction in relation to its active development sites. The valuation of the stock has been reviewed with reference to latest scheme appraisals for the developments. This review has concluded that the valuation of stock is supported.

Recognition of future Gift Aid

The company intends to make a Gift Aid payment of £360k in respect of taxable profits arising in the year ended 31 March 2026. Following the proposed Gift Aid payment, no corporation tax liability is expected to arise in respect of the current year.

1. Principal accounting policies (continued)

(d) Turnover and revenue recognition

Turnover represents rental income (less loss of rent due to voids) and other charges receivable, outright sales of properties and other income and is recognised in relation to the period when the goods and services have been supplied.

Rental income is recognised when the property is available for let.

Sales of properties developed for outright sale are included in turnover and cost of sales.

(e) Service charges

Service charge income and costs are recognised on an accruals basis. The Company operates both fixed and variable service charges annually on a scheme-by-scheme basis in full consultation with the residents. Where variable service charges are used the charges will include an allowance for the surplus or deficit from prior years, with the surplus being returned to the residents by a reduced charge and a deficit being recovered by future higher charges. Until these are returned they are held as service charge creditors (see note 15). Where they are due to be recovered they are held as service charge debtors in the Statement of Financial Position.

(f) Loan interest costs

Loan interest costs are calculated using the effective interest method of the difference between the loan amount at initial recognition and amount of maturity of the related loan.

1. Principal accounting policies (continued)

(g) Provision for bad debts

A provision for debts becoming irrecoverable is made against 100% of former customer arrears and 50% of current customer arrears for all customers more than six weeks in arrears.

No provision is made against outright sales units service charge arrears as it is assumed that action will be taken to recover arrears against the owner's equity in the property in the event of significant levels of arrears.

For all other debts ordinarily, provisions are made at 50% for overdue debts greater than 6 months and 100% for overdue debts greater than 12 months. The amount provided may be adjusted by management based on an assessment of expected credit losses in accordance with FRS 102.

(h) Corporation Tax

Current corporation tax is based on taxable profit for the year. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting date.

(i) Value Added Tax (VAT)

The Company is a member of the VAT group 859 7959 34. Although the Company is registered for VAT, most of its activities are exempt. The Company charges VAT on some of its income and is able to recover part of the VAT it incurs on expenditure. All amounts disclosed in these accounts are inclusive of VAT to the extent that it is suffered by the Company and is irrecoverable.

(j) Investment properties

Pelham Homes' has sold its final shared equity property in 2025/26.

Any changes in fair value are recognised in the Statement of Comprehensive Income.

1. Principal accounting policies (continued)

(k) Fixed asset investments

Valuation of investments in jointly controlled entities are measured at cost less accumulated impairment. The Company has investments in two other organisations (2025 – two), namely:

- Three Together is jointly owned with another housing association and owns a training company, Access Training Ltd, which provides training services. The partners provided a loan to Three Together to purchase Access Training Ltd. The loan from Pelham Homes Limited to Three Together to purchase Access Training is their investment therein.
- Pelham Waterside Two LLP is a joint venture company developing properties for sale.

The Company's profits generated by, and returns on investments from, these organisations is recognised on a received basis and shown in the Statement of Comprehensive Income in other operating income.

1. Principal accounting policies (continued)

(l) Properties held for sale

Properties developed for outright sale are included in the Statement of Financial Position in current assets as they are intended to be sold, at the lower of cost or estimated selling price after costs to complete and then sell.

Sales of properties developed for outright sale are included in turnover and cost of sales.

At each reporting date properties held for sale are assessed for impairment. If there was evidence of impairment the carrying value would be reduced to the selling price after costs to complete and sell. The impairment would be recognised immediately in the Statement of Comprehensive Income.

The valuation of the other properties held in stock in the 2025/26 accounts is determined by review of market conditions. Any changes in fair value are recognised in the Statement of Comprehensive Income.

(m) Management costs

No staff are employed by the Company. The Company pays a management fee to its parent company, Nottingham Community Housing Association for the:

- Management and maintenance administration of the leasehold properties;
- Provision of accounting services; and
- Provision of other services.

This fee is based on the level of service provided, calculated consistently with other members of the NCHA Group.

1. Principal accounting policies (continued)

(n) Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Basic financial assets

Basic financial assets, which include debtors and bank balances, are initially measured at transaction price including transaction costs.

Basic financial liabilities

Basic financial liabilities, including other creditors and loans, are initially recognised at transaction price. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

(o) Maintenance funds held for residents

Reserve funds are set aside to cover the costs of both internal and external redecorations every few years and other major works to the communal areas. These sums have been deposited in a trust bank account administered by Nottingham Community Housing Association Limited.

2. Turnover, operating costs, cost of sales and gross profit/(loss)

	2026				2025			
	Turnover	Operating costs	Cost of sales	Gross profit/(loss)	Turnover	Operating costs	Cost of sales	Gross profit/(loss)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Shared ownership and leasehold: rents and service charges	470	(491)	-	(21)	236	(264)	-	(28)
Property sales	-	-	-	-	-	-	9	9
Pelham Architects	228	(215)	-	13	143	(124)	-	19
Camberley Builders	4	(4)	-	-	36	(34)	-	2
Total	702	(710)	-	(8)	415	(422)	9	2

The Property sales credit in 2024/25 arose from developments of properties sold in prior years. Anticipated costs that had been prudently included in Cost of Sales ultimately did not transpire.

3. Operating profit

This is arrived at after charging:

	2026	2025
	£'000	£'000
Auditors remuneration (including VAT):		
- for audit services	17	24
- for non-audit services	11	10
Maintenance fee paid to the parent company (including maintenance management)	1	22
Management fee paid to the parent company	228	208
Design fee paid to the parent company	215	151

4. Disposal of Fixed Assets

	2026	2025
	£'000	£'000
Sales proceeds from sale of fixed asset	38	-
Cost of sales	(37)	-
Total	1	-

5. Distributions from jointly controlled entities

	2026	2025
	£'000	£'000
Distribution of profits from joint venture Pelham Waterside LLP	-	12
Distribution of profits from joint venture Three Together	58	34
Total	58	46

6. Interest receivable

	2026	2025
	£'000	£'000
Pelham Waterside Two loan	257	376
Bank interest	11	5
Notional interest from developments	1,048	657
Total	1,316	1,038

7. Interest payable and similar charges

	2026	2025
	£'000	£'000
Intercompany loan	826	470
Total	826	470

8. Gift Aid

In line with Company Strategy, Gift Aid of 100% of 2025/26 taxable profits amounting to £360k will be paid to NCHA in 2026/27 and will be accounted for in that period. Gift aid of £424k relating to taxable profits arising in 2024/25 was paid to NCHA in 2025/26. The tax relief derived from the proposed Gift Aid payment is included in the estimate of Corporation Tax for 2025/26 (see note 10).

9. Ultimate controlling party, staff costs and directors emoluments

The ultimate parent is Nottingham Community Housing Association Limited, incorporated in England, owning all the shares and controlling the composition of the Board of Management. Its accounts are available from the registered office detailed on page 4.

Nottingham Community Housing Association Limited (NCHA) is registered as a charitable social landlord under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Regulator of Social Housing. It was first registered on the 22 March 1973 for the benefit of the community. NCHA operates mainly within the East Midlands and has three regional offices and a number of satellite offices across the East Midlands. Its head office is in Nottingham.

NCHA's principal activities are the management, maintenance, improvement and development of social housing together with the provision of care and support services for those people within communities across the East Midlands with additional needs.

9. Ultimate controlling party, staff costs and directors emoluments (continued)

The Company employs no staff. Instead, services are secured from the ultimate parent. The key employees of the ultimate parent are its Executive team, detailed below.



Paul Moat
DMS, MBA, MRICS,
CIHCM, BSc (Hons)
Chief Executive

- The NCHA Group Leadership
- Corporate Governance
- Risk
- Marketing Communications
- Customer Engagement



Allan Fisher
BSc (Hons), PG
(DIP), MSc
**Director of
Development
and Sustainability**

- Development
- Sales
- Pelham Architects
- Environmental Sustainability



Holly Dagnall BA
(Hons), PG (DIP),
MSc, CIHCM
**Director of Homes
and Wellbeing**

- Affordable Social Housing
- Sub Market Rent
- Shared Ownership
- Care and Support
- Almshouse Charities
- Equality, Diversity and Inclusion
- Social Impact



Naomi Dobraszczyc
BA (Hons) ACA
**Director of
Finance and
Resources**

- Finance
- People
- Technology
- Transformation
- Procurement
- Information and Intelligence
- Value for Money



David Langhorne
CIHCM, Bsc (Hons)
**Director of Assets
and Property
Services**

- Property Services
- Planned Investment
- Asset Management
- Work Planning and Operational Support
- Systems Improvement
- Health and Safety

The directors of NCHA are the key management personnel of the Company. They receive no payment for their role in the Company.

The Company purchases management and financial services from NCHA. These services include the handling and settling of the majority of Pelham Homes Limited invoices on behalf of the Company, and NCHA recharges the Company for the invoiced amount as summarised in note 19.

The Company's Board is outlined on page 4. Payments were made to 3 independent board members totaling £17k (2025 - £16k to three board members) in the year. Board member expenses in the year were £111. (2025 £76)

10. Taxation

Corporation Tax is payable at 25% (2025 - 25%) on profits retained. Pelham Homes makes Gift Aid payments to reduce retained profits. In 2026 a Gift Aid payment of 100% of profit is due to be made, which has resulted in a tax charge of £nil for the year (2025 £nil).

11. Investment properties

	2026	2025
	£'000	£'000
Freehold cost at 1 April	37	31
Disposals	(37)	-
Revaluation of investment properties	-	6
Total	-	37

12. Investment in jointly controlled entities

	2026	2025
	£'000	£'000
Three Together Limited	397	397
Pelham Waterside Two LLP	537	537
Total	934	934

In earlier years Pelham Homes had investment in Pelham Waterside LLP. The development was completed, it ceased its activity, and the LLP was struck-off and dissolved on 1st July 2025.

13. Stock of properties for sale

	2026	2025
	£'000	£'000
Properties under development	20,407	11,106
Total	20,407	11,106

14. Debtors

	2026	2025
	£'000	£'000
Loan due from Pelham Waterside Two LLP	-	5,246
Loan interest due from Pelham Waterside Two LLP	-	379
Other debtors	207	148
Total	207	5,773

Pelham Homes had made available an intercompany loan facility of up to £6.5m to Pelham Waterside Two LLP. During the year proceeds from property sales enabled Pelham Waterside Two to fully repay the loan (balance at year-end 2025 – £5.2m). The loan was secured against the assets of the LLP, and the interest rate was based on Bank of England Base Rate + 4%. The availability period for the loan has now ended so the facility is no longer available and there will be no further drawing.

15. Creditors: amount falling due within one year

	2026	2025
	£'000	£'000
Rent in advance	9	7
Amount due to parent undertaking	109	82
Other creditors and accruals	484	337
Maintenance funds held for residents	396	301
Total	998	727

16. Creditors: amount falling due after more than one year

	2026	2025
	£'000	£'000
Intercompany loan with parent undertaking	12,818	9,211
Total	12,818	9,211
Loans are repayable as detailed below		
In five years or more	12,818	9,211
Total	12,818	9,211

An intercompany loan facility of up to £25m has been set up from NCHA, to be drawn and repaid as Pelham Homes' requirements fluctuate. It is secured by mortgage debenture fixed and floating charges over all present and future assets of the Company, and is repayable in full on 27 March 2035. The interest rate is based on Bank of England Base Rate + 3.7%. The loan facility was increased from £18m to £25m in March 2025.

17. Called-up share capital

	2026	2025
	£'000	£'000
Authorised share capital		
2,000,100 Ordinary shares of £1 each at the end of the year	2,000	2,000
Allotted and fully paid		
2,000,100 Ordinary shares of £1 each at the end of the year	2,000	2,000

The ordinary shares have full voting, distribution and capital rights. The ordinary shares are not redeemable.

18. Capital commitments

	2026	2025
	£'000	£'000
Capital expenditure that has been contracted for, but has not been provided for in the financial statements	18,276	18,835
Capital expenditure that has been authorised by the Board, but has not yet been contracted for	5,849	3,482
Total	24,125	22,317
The Company expects to finance the expenditure above by		
Sales proceeds	24,125	22,317
Total	24,125	22,317

19. Related parties and investments

Pelham Homes Limited is part of NCHA Group and purchases management and financial services from NCHA. These services include the handling and settling of the majority of Pelham Homes Limited invoices on behalf of the Company, and NCHA recharges the Company for the invoiced amount.

The transactions that have occurred between the two organisations are detailed below.

	2026	2025
	£'000	£'000
Loan interest	826	470
Management fee	228	208
Design fee	252	264
Development fee	36	35
Maintenance fee	1	22
Property sales to NCHA from Joint Venture in which Pelham Homes is a partner	660	-

19. Related parties and investments (continued)

The intercompany loan of up to £25m with NCHA is secured by a security trust deed over all present and future assets of Pelham Homes Limited. The interest rate is based on Bank of England Base Rate + 3.7%. The loan facility was increased from £18m to £25m in March 2025. The management fee is determined by an intercompany Agreement for services agreed by both Boards. The design fee and maintenance fee are determined by the works carried out.

The Company has investments in two (2025 – two) jointly controlled entities.

Three Together Limited is a company limited by guarantee jointly owned, 50% Pelham Homes and 50% Futures Housing Group. During 2016/17 Pelham Homes increased its stake in the company from 33.3%, acquiring the share formerly held by Acclaim Housing Group, at a cost of £30k. Three Together Limited purchased Access Training (East Midlands) Ltd on 28 February 2014. Pelham Homes issued a loan of £367k to Three Together Limited to fund the purchase, which remains outstanding as at 31 March 2026 and is held as a fixed asset investment. During the year a distribution of £58k was made to Pelham Homes Limited for the year ended 31 March 2026 (2025 - £34k).

Pelham Waterside Two LLP is a joint venture company developing properties for sale and is jointly owned by Pelham Homes and Norse Homes (Trent Lane) Limited (formerly Purecourt Limited). On 28 June 2019 land to the value of £976k was transferred to Pelham Waterside Two. The land represents Pelham's investment in Pelham Waterside Two at the proportion (55%) funded by Pelham Homes (45% Purecourt), shown in note 11. The investment shall be recoverable through the property sales which shall include the land. Separately Pelham Homes made a loan to Pelham Waterside Two, which was fully repaid as at 2026 (2025 £5,246k). The intercompany loan facility of up to £6.5m with Pelham Waterside Two LLP was secured by a security trust deed over all present and future assets of the LLP. The loan facility is no longer available. Pelham Waterside LLP was a joint venture company which developed and sold properties and was jointly owned by Pelham Homes and Langar Investments Limited. During 2025 the remainder of the investment, £2k, was refunded to the partners of which Pelham Homes' share was £1k. All profits have now been distributed, and the LLP was dissolved on 1st July 2025.

Pelham Homes set up its subsidiary company, White Lodge Road Management Company, on 10th February 2026. The company is a private company limited by guarantee to manage services for the Old Dalby development.

20. Post Balance sheet events

We consider that there have been no events since the financial year end which have a material effect on the financial position of the company.

21. Financial instruments

	2026	2025
	£'000	£'000
Assets measured at amortised cost		
Investment in jointly controlled entities	934	934
Loan to jointly controlled entities	-	5,246
Trade Debtors	207	148
Cash at bank and in hand	1,003	887
Total	2,144	7,215
Liabilities measured at amortised cost		
Loan	12,818	9,211
Trade Creditors	484	337
Total	13,302	9,548



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An electronic version of this report can be found on our website, www.ncha.org.uk

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