

Landlord Name:	Thenue Housing Association Ltd
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#### Approval

A1.1	Date approved	16/08/2022
A1.2	Approver	Helen Sutherland
A1.3	Approver job title	Finance Manager



#### STATEMENT OF COMPREHENSIVE INCOME

	Current Year	Prior Year
	£'000	£'000
Turnover	17,857.9	17,808.7
Operating costs	(13,284.6)	(12,995.2)
Gain/(loss) on disposal of property, plant and equipment	56.4	101.3
Exceptional items	0.0	0.0
Operating surplus/(deficit)	4,629.7	4,914.8
Share of operating surplus/(deficit) in joint ventures and associates	0.0	0.0
Interest receivable	0.0	6.0
Interest payable	(1,555.2)	(1,843.9)
Other financing (costs)/income	(40.0)	(4.4)
Release of negative goodwill	27.2	27.5
Movement in fair value of financial instruments	0.0	0.0
Decrease in valuation of housing properties	0.0	0.0
Reversal of previous decrease in valuation of housing properties	0.0	0.0
Total	(1,568.0)	(1,814.8)
Surplus/(deficit) before tax	3,061.7	3,100.0
Tax (payable)/recoverable	0.0	0.0
Surplus/(deficit) for the year	3,061.7	3,100.0
Actuarial (loss)/gain in respect of pension schemes	1,431.5	(2,267.0)
Change in fair value of hedged financial instruments	0.0	0.0
Total comprehensive income for the year	4,493.2	833.0



#### STATEMENT OF CHANGES IN EQUITY

	Share capital	Revenue reserve Restricted fund	Revenue reserve Unrestricted fund	Restricted reserve	Revaluation reserve
	£'000	£'000	£'000	£'000	£'000
Balance at end of the previous year	0.1	0.0	28,035.4	0.0	0.0
Opening balance adjustments	0.0	0.0	0.0	0.0	0.0
Issue of shares	0.0	0.0	0.0	0.0	0.0
Cancellation of shares	0.0	0.0	0.0	0.0	0.0
Surplus/(deficit) from statement of comprehensive income	0.0	0.0	4,493.2	0.0	0.0
Transfer from revaluation reserve to revenue reserve	0.0	0.0	0.0	0.0	0.0
Transfer of restricted expenditure from unrestricted reserve	0.0	0.0	0.0	0.0	0.0
Balance at end of the current year	0.1	0.0	32,528.6	0.0	0.0

	Total excluding non-controlling interest	Non-controlling interest	Total including non-controlling interest
	£'000	£'000	£'000
Balance at end of the previous year	28,035.5	0.0	28,035.5
Opening balance adjustments	0.0	0.0	0.0
Issue of shares	0.0	0.0	0.0
Cancellation of shares	0.0	0.0	0.0
Surplus/(deficit) from statement of comprehensive income	4,493.2	0.0	4,493.2
Transfer from revaluation reserve to revenue reserve	0.0	0.0	0.0
Transfer of restricted expenditure from unrestricted reserve	0.0	0.0	0.0
Balance at end of the current year	32,528.7	0.0	32,528.7

STATEMENT OF FINANCIAL POSITION



Indusing properties - NBV158,771.5153,598.Negative goodwill(697.2)(624.4Net housing assets158,174.3152,973.Non-current investments0.0.10.0Other plant, property and equipment44.261.144.366.Investments in joint ventures and associates0.0.00.0Current assets162,435.51157,349.Receivables due after more than one year0.0.00.0Current assets0.0.00.0Investments0.0.00.0Stock and work in progress0.0.00.0Trade and other receivables due within one year1.43.41.688.Cash and cash equivalents5.961.86.71.2Total current assets7.393.28.4000.Payables: amounts falling due within one year(5.737.3)(5.368.4Deferred income: amounts falling due within one year0.00.0Not current assets/(liabilities)1.665.93.031.1Total assets/(liabilities)1.665.9		Current Year	Prior Year
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Non-current investments     0.1     0.0       Other plant, property and equipment     4.261.1     4.376.       Investments in joint ventures and associates     0.0     0.0       Total non-current assets     1162,435.5     157,349.       Receivables due after more than one year     0.0     0.0       Current assets     0.0     0.0       Investments     0.0     0.0       Stock and work in progress     0.0     0.0       Tade and other receivables due within one year     1,431.4     1,688.       Cash and cash equivalents     5,961.8     6,712.       Total current assets     7,393.2     8,400.       Payables: amounts falling due within one year     (5,737.3)     (5,588.3)       Deferred income: amounts falling due within one year     0.0     0.0       Scottish housing grants (SHG)     0.0     0.0     0.0       Net current assets/(liabilities)     1,655.9     3,031.       Total assets less current liabilities     164,091.4     160,381.       Payables: amounts falling due after more than one year     (2,94.7)     (310.0       Provisions	Negative goodwill	(597.2)	(624.4)
Non-current assets4.261.14.376.Linvestments in joint ventures and associates0.00.0Total non-current assets162,435.5157,349.Receivables due after more than one year0.00.0Current assets0.00.0Investments0.00.0Stock and work in progress0.000.0Trade and other receivables due within one year1.431.41.688.Cash and cash equivalents5.961.86.712.Total current assets7.393.28.400.Payables: amounts falling due within one year(5.737.3)(5.368.4Deferred income: amounts falling due within one year0.00.0Scottish housing grants (SHG)0.00.00.0Other grants0.00.00.0Total asset/(liabilities)1.165.53.031.1Payables: amounts falling due after more than one year(2.94.7)(310.7)Pension asset/(liability)(175.0)(2.143.0Persion asset/(liability)(175.0)(2.143.0Deferred income: amounts falling due after more than one year(2.94.7)Pension asset/(liability)(175.0)(2.143.0Deferred income: amounts falling due after more than one year(3.3.874.2)Scottish housing grants (SHG)(94.292.7)(91.853.7)Other grants(2.926.1)(3.028.2)Total deferred income: amounts falling due after more than one year(97.218.8)Scottish housing grants (SHG)(94.292.7)(13.2346.2)Other grants <td>Net housing assets</td> <td>158,174.3</td> <td>152,973.7</td>	Net housing assets	158,174.3	152,973.7
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Index due of the function of the functi	Stock and work in progress	0.0	0.0
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Total deferred income: amounts falling due within one year     0.0       Net current assets/(liabilities)     1,655.9     3,031.       Total assets less current liabilities     164,091.4     160,381.       Payables: amounts falling due after more than one year     (33,874.2)     (35,011.1       Provisions     (294.7)     (310.7)       Pension asset/(liability)     (175.0)     (2,143.0)       Deferred income: amounts falling due after more than one year     (94,292.7)     (91,853.7)       Scottish housing grants (SHG)     (94,292.7)     (91,853.7)       Other grants     (2,926.1)     (3,028.2)       Total deferred income: amounts falling due after more than one year     (97,218.8)     (94,882.0)       Total deferred income: amounts falling due after more than one year     (97,218.8)     (94,882.0)       Total long term liabilities     (131,562.7)     (132,346.2)       Net assets     32,528.7     28,035.5       Capital and reserves     .0.0     .0.0       Share capital     .0.1     .0.0       Revaluation reserves     .0.0     .0.0       Restricted reserves     .0.0     .0.0	Scottish housing grants (SHG)	0.0	0.0
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Total assets less current liabilities164,091.4160,381.4Payables: amounts falling due after more than one year(33,874.2)(35,011.4Provisions(294.7)(310.7Pension asset/(liability)(175.0)(2,143.0)Deferred income: amounts falling due after more than one year(94,292.7)(91,853.7Scottish housing grants (SHG)(94,292.7)(91,853.7)Other grants(2,926.1)(3,028.2)Total deferred income: amounts falling due after more than one year(97,218.8)Other grants(131,562.7)(132,346.2)Total long term liabilities(131,562.7)(132,346.2)Share capital0.10.10.1Revaluation reserves0.00.00.1Restricted reserves0.00.00.1	Total deferred income: amounts falling due within one year	0.0	0.0
Point above reso current instances(33,874.2)(35,011.7)Payables: amounts falling due after more than one year(294.7)(310.7)Pension asset/(liability)(175.0)(2,143.0)Deferred income: amounts falling due after more than one year(94,292.7)(91,853.7)Scottish housing grants (SHG)(94,292.7)(91,853.7)Other grants(2,926.1)(3,028.3)Total deferred income: amounts falling due after more than one year(97,218.8)Total long term liabilities(131,562.7)(132,346.2)Net assets32,528.728,035.5Capital and reserves0.00.0Share capital0.10.0Revaluation reserves0.00.0	Net current assets/(liabilities)	1,655.9	3,031.8
Provisions(294.7)(310.7)Pension asset/(liability)(175.0)(2,143.0)Deferred income: amounts falling due after more than one year(175.0)(2,143.0)Scottish housing grants (SHG)(94,292.7)(91,853.7)Other grants(2,926.1)(3,028.3)Total deferred income: amounts falling due after more than one year(97,218.8)Total long term liabilities(131,562.7)(132,346.2)Net assets32,528.728,035.2)Capital and reserves0.00.0Share capital0.00.0Revaluation reserves0.00.0Restricted reserves0.00.0	Total assets less current liabilities	164,091.4	160,381.7
ProvisionsControlControlPension asset/(liability)(175.0)(2,143.0)Deferred income: amounts falling due after more than one year(175.0)(2,143.0)Scottish housing grants (SHG)(94,292.7)(91,853.7)Other grants(2,926.1)(3,028.3)Total deferred income: amounts falling due after more than one year(97,218.8)(94,882.0)Total long term liabilities(131,562.7)(132,346.2)Net assets32,528.728,035.10Share capital0.10.1Revaluation reserves0.00.1Restricted reserves0.00.1	Payables: amounts falling due after more than one year	(33,874.2)	(35,011.1)
PerformanceImage: Constraint of the const	Provisions	(294.7)	(310.1)
Scottish housing grants (SHG)(94,292.7)(91,853.7)Other grants(2,926.1)(3,028.3)Total deferred income: amounts falling due after more than one year(97,218.8)(94,882.0)Total long term liabilities(131,562.7)(132,346.2)Net assets32,528.728,035.0Capital and reserves0.00.0Share capital0.00.0Revaluation reserves0.00.0Restricted reserves0.00.0	Pension asset/(liability)	(175.0)	(2,143.0)
Scottish hodsing grants (SHG)(2,926.1)(3,028.3Other grants(97,218.8)(94,882.0Total deferred income: amounts falling due after more than one year(131,562.7)(132,346.2Net assets32,528.728,035.5Capital and reserves0.00.0Share capital0.010.0Revaluation reserves0.000.0Restricted reserves0.000.0	Deferred income: amounts falling due after more than one year		
Other grants(2,926.1)(3,028.3)Total deferred income: amounts falling due after more than one year(97,218.8)(94,882.0)Total long term liabilities(131,562.7)(132,346.2)Net assets32,528.728,035.0Capital and reserves0.00.0Share capital0.00.0Revaluation reserves0.00.0Restricted reserves0.00.0	Scottish housing grants (SHG)	(94,292.7)	(91,853.7)
Total deferred income: amounts falling due after more than one year(97,218.8)(94,882.0Total long term liabilities(131,562.7)(132,346.2Net assets32,528.728,035.2Capital and reserves0.00.0Share capital0.00.0Revaluation reserves0.00.0Restricted reserves0.00.0Restricted reserves0.00.0		(2,926.1)	(3,028.3)
Total long term liabilities(131,562.7)(132,346.2)Net assets32,528.728,035.2)Capital and reservesControlControlShare capital0.10.0Revaluation reserves0.00.0Restricted reserves0.00.0Capital and capital0.00.0Restricted reserves0.00.0		(97,218.8)	(94,882.0)
Net assets32,528.728,035.7Capital and reservesCompositeCompositeShare capital0.00.10.1Revaluation reserves0.00.00.1Restricted reserves0.00.00.1		(131,562.7)	(132,346.2)
Capital and reservesImage: Capital and reservesShare capital0.1Revaluation reserves0.0Restricted reserves0.0Capital and reserves0.0Capital and reserves0.0Capital and reserves0.0Capital and reserves0.0Capital and reserves0.0		32,528.7	28,035.5
Share capital0.1Revaluation reserves0.0Restricted reserves0.00.00.0			
Revaluation reserves0.0Restricted reserves0.022 528 628 025		0.1	0.1
Restricted reserves 0.0 0.		0.0	0.0
		0.0	0.0
		32,528.6	28,035.4
		32,528.7	28,035.5

STATEMENT OF CASH FLOWS



	Current Year	Prior Year
	£'000	£'000
Net cash inflow/(outflow) from operating activities	7,567.0	6,574.9
Tax (paid)/refunded	0.0	0.0
Cash flow from investing activities		
Acquisition and construction of properties	(9,914.3)	(6,931.8)
Purchase of other non-current assets	(33.6)	(19.1)
Sales of properties	96.1	190.2
Sales of other non-current assets	0.0	0.0
Capital grants received	4,986.6	5,441.7
Capital grants repaid	(51.5)	(67.6)
Interest received	0.0	6.0
Net cash inflow/(outflow) from investing activities	(4,916.7)	(1,380.6)
Cash flow from financing activities		
Interest paid	(1,555.1)	(1,843.9)
Interest element of finance lease rental payment	0.0	0.0
Share capital received/(repaid)	0.0	0.0
Funding drawn down	0.0	0.0
Funding repaid	(1,845.9)	(1,224.4)
Early repayment and associated charges	0.0	0.0
Capital element of finance lease rental payments	0.0	0.0
Withdrawal from deposits	0.0	0.0
Net cash inflow/(outflow) from financing activities	(3,401.0)	(3,068.3)
Net change in cash and cash equivalents	(750.7)	2,126.0
Cash and cash equivalents at end of the previous year	6,712.5	4,586.5
Cash and cash equivalents Opening balance adjustment	0.0	0.0
Cash and cash equivalents at end of the current year	5,961.8	6,712.5



### Particulars of turnover, operating costs and operating surplus or deficit – Current Year

	Turnover £'000	Operating Costs £'000	Operating Surplus/(Deficit) £'000
Affordable letting activities	17,297.7	(12,714.6)	4,583.1
Other activities	560.2	(570.0)	(9.8)
Total	17,857.9	(13,284.6)	4,573.3

### Particulars of turnover, operating costs and operating surplus or deficit - Prior Year

	Turnover	Operating Costs	Operating Surplus/(Deficit)
	£'000	£'000	£'000
Affordable letting activities	17,055.5	(12,268.2)	4,787.3
Other activities	753.2	(727.0)	26.2
Total	17,808.7	(12,995.2)	4,813.5



#### Particulars of turnover, operating costs and operating surplus or deficit from affordable letting activities

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Current Year Total	Prior Year Total
	£'000	£'000	£'000	£'000	£'000	£'000
Rent receivable	13,694.2	646.4	93.4	0.0	14,434.0	14,222.9
Service charges	345.9	117.1	0.0	0.0	463.0	470.5
Gross income	14,040.1	763.5	93.4	0.0	14,897.0	14,693.4
Voids	(63.5)	(45.5)	(0.6)	0.0	(109.6)	(137.7)
Net income	13,976.6	718.0	92.8	0.0	14,787.4	14,555.7
Grants released from deferred income	2,342.0	164.1	4.2	0.0	2,510.3	2,499.8
Revenue grants from Scottish Ministers	0.0	0.0	0.0	0.0	0.0	0.0
Other revenue grants	0.0	0.0	0.0	0.0	0.0	0.0
Total turnover: letting	16,318.6	882.1	97.0	0.0	17,297.7	17,055.5
Management and maintenance administration costs	(3,398.2)	(193.3)	(47.7)	0.0	(3,639.2)	(3,503.7)
Service costs	(356.7)	(80.4)	0.0	0.0	(437.1)	(433.3)
Planned maintenance	(1,121.8)	(266.7)	0.0	0.0	(1,388.5)	(1,437.8)
Reactive maintenance	(2,389.9)	(100.4)	0.0	0.0	(2,490.3)	(1,878.8)
Bad debts written (off)/back	(84.4)	0.0	0.0	0.0	(84.4)	(76.4)
Depreciation: housing	(4,453.2)	(205.3)	(16.6)	0.0	(4,675.1)	(4,649.2)
Impairment	0.0	0.0	0.0	0.0	0.0	(289.0)
Operating costs	(11,804.2)	(846.1)	(64.3)	0.0	(12,714.6)	(12,268.2)
Operating surplus/(deficit)	4,514.4	36.0	32.7	0.0	4,583.1	4,787.3
Prior Year						
Total turnover: letting	16,047.8	906.6	101.1	0.0		
Operating costs	(11,569.4)	(635.7)	(63.1)	0.0		
Operating surplus/(deficit)	4,478.4	270.9	38.0	0.0		

### **Audited Financial Ac**

**Current Year Total** 

**Prior Year Total** 

#### Particulars of turnover, operation

44.9

136.5

115.3

183.5

Audited Financial Accounts (AFS) 2021-2022									
rticulars of turnover, operating costs and operating surplus or deficit from other activities       Grants from     Other     Supporting     Other     Other     Operating     Operating									
	Ministers £'000	grants £'000	income £'000	Other income £'000	turnover £'000	costs £'000	surplus/(deficit) £'000	surplus/(deficit) £'000	
Wider role	44.9	115.3	0.0	0.0	160.2	(181.5)	(21.3)	(15.1)	
Care and repair	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Investment property activities	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Factoring	0.0	0.0	0.0	241.8	241.8	(238.7)	3.1	4.8	
Support activities	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Care activities	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Contracted out services undertaken for RSLs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Contracted out services undertaken for others	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Developments for sale to RSLs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Developments for sale to non-RSLs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Uncapitalised development administration costs	0.0	0.0	0.0	0.0	0.0	(20.2)	(20.2)	(22.7)	
Other activities	0.0	0.0	0.0	158.2	158.2	(129.6)	28.6	59.2	

0.0

0.0

400.0

433.2

560.2

753.2

(570.0)

(727.0)

(9.8)

26.2



#### ANALYSIS - UNITS

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Current Year Total	Prior Year Total
Units owned and managed at year end	2,960	113	48	0	3,121	3,123
Units managed, not owned at year end	0	0	0	0	0	0
Units owned, not managed at year end	0	0	0	0	0	0
Units held for demolition at year end	0	0		0	0	0
Total units owned / managed	2,960	113	48	0	3,121	3,123

#### **COST PER UNIT - Current Year**

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Total
Management & maintenance administration	£1,148	£1,711	£994	-	£1,166
Planned maintenance	£379	£2,360	£0	-	£445
Reactive maintenance	£807	£888	£0	-	£798
Total direct maintenance	£1,186	£3,249	£0	-	£1,243
Total management & maintenance	£2,334	£4,959	£994	-	£2,409

#### **COST PER UNIT - Prior Year**

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Total
Management & maintenance administration	£1,107	£1,600	£902		£1,122
Planned maintenance	£458	£720	£0		£460
Reactive maintenance	£611	£623	£0		£602
Total direct maintenance	£1,069	£1,343	£0		£1,062
Total management & maintenance	£2,177	£2,943	£902		£2,184



#### SUPPLEMENTARY ITEMS

	Current Year	Prior Year
	£'000	£'000
Chief Executive emoluments excluding pension contributions	82.9	83.7
Total key management personnel emoluments	324.8	324.2
Total staff costs	3,439.7	3,527.2
External auditors' fees – audit	12.6	13.1
External auditors' fees – other	0.0	0.0
Capitalised maintenance costs	1,006.0	563.3
Capitalised development administration costs	134.8	151.2
Capitalised interest costs	0.0	0.0
Accumulated depreciation	56,977.5	53,589.6
Receivables - gross rental	712.6	
Receivables – bad debt provision	(418.6)	(408.7)
Receivables - net rental	294.0	288.6
Total Pension deficit recovery payments due	289.5	1,142.4
Housing loans due within one year	1,505.3	2,218.2
Housing loans due after more than one year	33,874.2	35,006.4
Other loans due within one year	0.0	0.0
Other loans due after more than one year	0.0	0.0
Overdraft / bridging finance	0.0	0.0
Intra-group loans due within one year	0.0	0.0
Intra-group loans due after more than one year	0.0	0.0
Intra-group lending	0.0	0.0
Intra-group receivables (trading)	6.0	5.0
Other intra-group payables (trading)	0.0	0.0



#### CONTEXTUAL INFORMATION

UNTEXTUAL INFORMATION			
Accounting year end	March		
Date financial statements authorised	16/08/2022		
Are the financial statements qualified?	No		
Were there any emphasis of matter points raised in the audit report?	No		
External auditors' name	Alexander Sloan		
Number of years since a full procurement exercise was undertaken for the external auditor	3		
Internal auditors' name	Wylie & Bisset		
Number of years since a full procurement exercise was undertaken for the internal auditor	2		
Do you have an Audit Committee?	Yes		
Do you have a Treasury Management Strategy?	Yes		
How do you account for capital grant income?	Accruals method		
Calendar year of last housing asset revaluation	N/A		
Contingent liabilities	Legal action		
	LSVT contract compliance		
	Pension	$\mathbf{X}$	
	Repayment of SHG		
	Other		
	None		
SHAPS financial assessment risk rating	Low		
Are you appealing this risk rating?	N/A		
How many staff members not currently contributing to any scheme?	6		
Staff Pension Sch			
Which scheme(s) are you members of?	How many participating members i	n each scheme?	
SHAPS CARE 70th		3	
SHAPS DC		3	



# SUBSIDIARIES AND CONNECTED ORGANISATIONS SUBSIDIARIES

Subsidiary name	Subsidiary status during Financial year	Accounts status	Subsidiary company Turnover £'000	Subsidiary company Operating surplus/(deficit) £'000	Subsidiary company Net assets £'000
Thenue Housing Services Ltd	Active	Audited	0.0	0.0	49.3
Thenue Trust	Active	Audited	0.0	0.0	6.2
Thenue Communities	Active	Audited	227.5	27.5	271.8



# SUBSIDIARIES AND CONNECTED ORGANISATIONS SUBSIDIARIES

<table-container>  Image: series of the serie</table-container>	Subsidiary company Operating surplus/(deficit) £'000	Subsidiary company Net assets £'000
<table-container>     Image: state of the state</table-container>		



#### CONNECTED ORGANISATIONS

#### **CONNECTED ORGANISATIONS - OTHER**

RATIOS



#### **Prior Year** Sector **Current Year Prior Year** Median **Financial capacity** 486.6% 356.9% 442.1% Interest cover 90.4% 54.1% 108.8% Gearing Efficiency 0.7% 0.9% 0.6% Voids 4.8% Gross arrears 2.0% 2.0% 2.2% Net arrears 0.6% 0.8% 0.5% Bad debts 19.3% 20.7% 19.8% Staff costs / turnover 9.4% 9.2% 14.6% Key management personnel / staff costs £5.722 £5,702 £5,194 Turnover per unit 1.0 1.1 1.9 Responsive repairs to planned maintenance ratio Liquidity 1.3 1.6 1.9 Current ratio Profitability 25.9% 27.6% 19.6% Gross surplus / (deficit) 17.1% 17.4% 11.9% Net surplus / (deficit) 46.5% 50.5% 31.4% EBITDA / revenue 32.4% EBITDA exc. deferred grant Financing 2.0 2.1 2.1 Debt burden ratio £7,053 £9,426 £9,770 Net debt per unit £11,336 £11,920 £10,560 Debt per unit Diversification 17.2% 18.3% 17.5% Income from non-rental activities-

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# Comments

Page	Field	Comment
SOCI	Gain/(loss) on disposal of property plant and equipment	This is shown below operating surplus as last year.
SOCI	Interest payable	There was a larger loan principal repayment in this year and also there was a larger element hedged in 20/21.
SOCI	Other financing (costs)/income	This is in relation to the pension deficit liability and is provided by TPT each year
SOCI	Release of negative goodwill	There is negative goodwill on statement of financial position which is released each year
SOCI	Actuarial (loss)/gain in respect of pension schemes	Provided annually by TPT based on the calculation at 31st March
SOCE	Opening balance adjustments - Non-controlling interest & Totals	NO ADJUSTMENT
SOCE	Surplus/(deficit) from statement of comprehensive income - Non-controlling interest & Totals	WHY
SOFP	Total deferred income: amounts falling due after more than one year comment	WE DO NOT SHOW THE DEFERRED INCOME SEPARATELY
SOCF	Acquisition and construction of properties	there was more spent on development this year, as development activity increased after covid restrictions were lifted
SOCF	Sales of properties	2 shared ownership properties were sold in the year
Analysis - Affordable Lettings	Service charges	Service charges can fluctuate from year to year as services provided change or costs of these fluctuate.
Analysis - Affordable Lettings	Voids	Voids were very high 20/21 because of covid. Position greatly improved from previous years with restrictions lifted with focus on quick let turnaround
Analysis - Affordable Lettings	Service costs	Services and costs can fluctuate from year to year

Page	Field	Comment
Analysis - Affordable Lettings	Planned maintenance	Contractor resource shortages meant that expenditure wasnt has high as budgeted
Analysis - Affordable Lettings	Reactive maintenance	There were a lot of catch up repairs that couldn't be done because of restrictions
Analysis - Affordable Lettings	Impairment	Last year's impairment occurred because of a contractor going into liquidation. No such issues this year.
Analysis - Other Activities	Wider role	The surplus or deficit in this area can fluctuate from year to year depending on the levels of grant secured
Analysis - Other Activities	Factoring	costs were reduced because at the start of the year we still couldn't operate as normal. Income therefore was also reduced.
Analysis - Other Activities	Uncapitalised development administration costs	Represents central overheads allocated to the Development function. In line with our policy this element of cost is not capitalised. Only the direct cost of development salaries are capitalised
Analysis - Other Activities	Other activities	Income was higher last year because of furlough grants
Analysis - Units	Units owned and managed at year end	Supported housing units comprise 14 self-contained flats plus 99 bedspaces within 19 non self-contained properties. Bedspaces within non self-contained properties are counted as units.
Supplementary Items	Capitalised maintenance costs	Previous year's expenditure was low because of covid restrictions
Supplementary Items	Total Pension deficit recovery payments due	tpt confirmed that finishes September 22
Supplementary Items	Housing loans due within one year	The repayment profile fluctuates year to year
Supplementary Items	Intra-group receivables (trading)	Can fluctuate year to year