

# Detailed Consolidated Statement of Comprehensive Income | WSHA 3 2027 | Plan

Period: 01 April 2022 - 31 March 2027	2023	2024	2025	2026
	£000's	£000's	£000's	£000's
<b>TURNOVER</b>				
<b>Gross Rental Income</b>				
<b>Rent Receivable</b>				
<b>Group</b>				
WSHA STOCK	4,902.50	5,177.10	5,373.80	5,588.80
GHA STOCK	1,402.70	1,481.20	1,537.50	1,599.00
<b>Group Total</b>	<b>6,305.20</b>	<b>6,658.30</b>	<b>6,911.30</b>	<b>7,187.80</b>
<b>Service Charge Income</b>				
<b>Charges For Support Services</b>				
<b>Gross Rental Income</b>	<b>6,305.20</b>	<b>6,658.30</b>	<b>6,911.30</b>	<b>7,187.80</b>
<b>Management Charge Income</b>				
<b>Less Voids</b>	<b>-110.3</b>	<b>-116.5</b>	<b>-120.9</b>	<b>-125.8</b>
<b>Net Rental Income</b>	<b>6,194.90</b>	<b>6,541.80</b>	<b>6,790.40</b>	<b>7,062.00</b>
<b>HC Grants For Major Repairs</b>				
<b>Other Housing Corporation Revenue Grants</b>				
<b>Other Revenue Grants</b>				
<b>Other Income</b>				
<b>Total Turnover From Social Housing Lettings</b>	<b>6,194.90</b>	<b>6,541.80</b>	<b>6,790.40</b>	<b>7,062.00</b>
<b>Turnover - Other Social Housing Activities</b>				
<b>Turnover - Non Social Housing Lettings</b>				
<b>NSHO Turnover</b>				
<b>Other activities</b>				
<b>Factoring</b>	191.4	200.2	205.8	211.9
<b>Other Income</b>				
Income -Development Grants	4	4.2	4.3	4.4
Income - Agency Income	30	31.4	32.3	33.2
Income -64 Curle Street Radio Base Licence	11.5	12.1	12.4	12.8
<b>Other Income Total</b>	<b>45.5</b>	<b>47.6</b>	<b>49</b>	<b>50.4</b>
<b>Other activities Total</b>	<b>236.9</b>	<b>247.8</b>	<b>254.7</b>	<b>262.4</b>
<b>Grant Amortisation Accrual Method Total</b>	<b>29.4</b>	<b>29.4</b>	<b>29.4</b>	<b>29.4</b>
<b>Grant Amortisation Performance Method Total</b>				
<b>Other Capital Grant Amortised</b>				
<b>PRS Stock Grant Amortised</b>				
<b>Total Turnover</b>	<b>6,461.20</b>	<b>6,819.00</b>	<b>7,074.50</b>	<b>7,353.80</b>
<b>OPERATING EXPENDITURE</b>				
<b>Operating Costs Social Housing</b>				
<b>Management Costs Total</b>				
<b>Operating Expenditure</b>				
Management Costs - Overheads	-609.1	-626.7	-644.2	-663.6
Management Costs - Staff Salary Costs	-1,811.80	-1,869.80	-1,903.50	-1,939.60
Management Costs -Insurance	-154.4	-161.5	-166	-171
<b>Operating Expenditure Total</b>	<b>-2,575.30</b>	<b>-2,658.00</b>	<b>-2,713.70</b>	<b>-2,774.20</b>
<b>Asset - Office Building</b>				
Asset - other	-11.3	-11.3	-11.3	-11.3
Asset - other	-11.4	-11.4	-11.4	-11.4
<b>Management Costs Total Total</b>	<b>-2,598.00</b>	<b>-2,680.70</b>	<b>-2,736.40</b>	<b>-2,796.90</b>

Service Costs	-610.4	-638.4	-656.3	-676
Care And Support Costs				
Routine Maintenance	-867.9	-886.9	-911.7	-939.1
Planned Maintenance	-752.8	-810.6	-816.7	-845.5
Major Repairs	-3,219.60	-1,819.20	-3,302.70	-1,414.20
Bad Debts	-94.6	-99.9	-103.7	-107.8
Lease Charges				
Depreciation of Housing Properties	-1,036.20	-1,036.20	-1,036.20	-1,036.20
Impairment Of Housing Properties				
Other Costs				
<b>Operating Costs Social Housing</b>	<b>-9,179.50</b>	<b>-7,971.80</b>	<b>-9,563.70</b>	<b>-7,815.70</b>
<b>Other Activities Expenditure Total</b>				
<b>Other Social Housing Expenditure</b>				
<b>Non Social Housing Lettings Expenditure</b>				
<b>Non Social Housing Other Expenditure</b>				
Other activities				
Factoring	-53.1	-55.5	-57.1	-58.8
Wider Role Activities	-72.3	-39	-40.1	-41.3
Other activities Total	-125.4	-94.5	-97.2	-100.1
<b>Non Social Housing Depreciation</b>				
<b>Exceptional Items</b>				
<b>Other Items</b>				
<b>Gift Aid</b>				
<b>Other Activities Expenditure Total</b>	<b>-125.4</b>	<b>-94.5</b>	<b>-97.2</b>	<b>-100.1</b>
<b>Operating Expenditure Total</b>	<b>9,304.90</b>	<b>8,066.40</b>	<b>9,660.90</b>	<b>7,915.80</b>
<b>Other income</b>				
<b>Operating Surplus/(deficit)</b>	<b>-2,843.70</b>	<b>-1,247.40</b>	<b>-2,586.40</b>	<b>-562.1</b>
<b>Gain/(loss) on disposal of fixed asset</b>				
<b>Share of operating surplus/(deficit) in joint venture</b>				
<b>Share of operating surplus/(deficit) in associate</b>				
Interest Receivable	11.8	8.8	6.4	4.3
Interest and financing costs	-70.5	-64.7	-58.5	-52.1
<b>Movement in fair value of financial instruments</b>				
<b>Decrease in valuation of housing properties</b>				
<b>Reversal of prev. decrease in valuation of housing</b>				
<b>Movement in fair value of investment properties</b>				
<b>Surplus before tax</b>	<b>-2,902.30</b>	<b>-1,303.20</b>	<b>-2,638.60</b>	<b>-609.9</b>
<b>Taxation</b>				
<b>Surplus after tax</b>	<b>-2,902.30</b>	<b>-1,303.20</b>	<b>-2,638.60</b>	<b>-609.9</b>
<b>Change in fair value of hedged financial instruments</b>				
<b>Actuarial loss/gain in respect of pension schemes</b>				
<b>Unrealised surplus/deficit on revaluation of housing</b>				
<b>Surplus/Deficit Adjustments Total</b>				
<b>Comprehensive Income for the year</b>	<b>-2,902.30</b>	<b>-1,303.20</b>	<b>-2,638.60</b>	<b>-609.9</b>
<b>Comprehensive Income Brought Forward</b>	16,157.10			
<b>Transfers (to)/from Reserves</b>				
<b>-- Cumulative Retained Profit</b>	<b>13,254.70</b>	<b>11,951.50</b>	<b>9,312.90</b>	<b>8,703.00</b>

## 30 YEAR PLAN 2022-

2027	Total
£000's	£000's

5,812.30	26,854.50
1,663.00	7,683.40
7,475.30	34,537.80

7,475.30	34,537.80
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-130.8	-604.4
7,344.50	33,933.40

7,344.50	33,933.40
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218.3	1,027.60
4.6	21.5
34.2	161.1
13.1	61.9
51.9	244.4
270.2	1,272.00
29.4	147.1

<b>7,644.10</b>	<b>35,352.50</b>
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-683.5	-3,227.10
-1,978.50	-9,503.10
-176.2	-829.1
-2,838.10	-13,559.40
-11.3	-56.5
-11.4	-56.8
-2,860.70	-13,672.70

-696.3	-3,277.40
-967.3	-4,572.90
-864.1	-4,089.60
-1,255.50	-11,011.20
-112.1	-518.1
-1,036.20	-5,181.10
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-7,792.20	-42,323.00

-60.6	-285.1
-42.5	-235.2
-103.1	-520.3

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-103.1	-520.3

<b>7,895.30</b>	<b>42,843.20</b>
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<b>-251.2</b>	<b>-7,490.70</b>
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5.2	36.5
-45.3	-291

<b>-291.3</b>	<b>-7,745.30</b>
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<b>-291.3</b>	<b>-7,745.30</b>
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<b>-291.3</b>	<b>-7,745.30</b>

<b>8,411.80</b>	<b>8,411.80</b>
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