

Detailed Consolidated Statement of Comprehensive Income | WSHA 5 2025 | Plan

Period: 01 April 2020 - 31 March 2025	2021	2022	2023	2024
	£000's	£000's	£000's	£000's
TURNOVER				
Gross Rental Income				
Rent Receivable	6,443.50	6,656.10	6,889.10	7,130.20
Service Charge Income	17.6	18	18.6	19.1
Charges For Support Services				
Gross Rental Income	6,461.00	6,674.20	6,907.70	7,149.40
Management Charge Income				
Less Voids	-96.8	-100	-103.5	-107.1
Net Rental Income	6,364.20	6,574.10	6,804.20	7,042.20
HC Grants For Major Repairs				
Other Housing Corporation Revenue Grants				
Other Revenue Grants				
Other Income				
Total Turnover From Social Housing Lettings	6,364.20	6,574.10	6,804.20	7,042.20
Turnover - Other Social Housing Activities				
Turnover - Non Social Housing Lettings				
NSHO Turnover				
Other activities				
Factoring	151.9	156.2	160.9	165.7
Other Income	66.8	68.6	70.7	72.8
Other activities Total	218.7	224.8	231.6	238.5
Grant Amortisation Accrual Method Total	25.4	25.4	25.4	25.4
Grant Amortisation Performance Method Total				
Other Capital Grant Amortised				
PRS Stock Grant Amortised				
Total Turnover	6,608.30	6,824.30	7,061.10	7,306.10
OPERATING EXPENDITURE				
Operating Costs Social Housing				
Management Costs Total	-2,424.80	-2,217.50	-2,282.30	-2,347.40
Service Costs	-573.4	-589.4	-607.1	-625.3
Care And Support Costs				
Routine Maintenance	-1,012.80	-843.8	-869.1	-895.2
Planned Maintenance	-802.3	-679.3	-715.2	-689.7
Major Repairs	-2,625.80	-2,874.00	-3,513.80	-2,251.40
Bad Debts	-96.8	-100	-103.5	-107.1
Lease Charges				
Depreciation of Housing Properties	-778.2	-778.2	-778.2	-778.2
Impairment Of Housing Properties				
Other Costs				
Operating Costs Social Housing	-8,314.10	-8,082.20	-8,869.30	-7,694.20
Other Activities Expenditure Total				
Other Social Housing Expenditure				
Non Social Housing Lettings Expenditure				
Non Social Housing Other Expenditure				
Other activities				
Factoring	-42	-43.2	-44.5	-45.8
Wider Role Activities	-40	-18.5	-19.1	-19.6
Other activities Total	-82	-61.7	-63.5	-65.4
Non Social Housing Depreciation				
Exceptional Items				

Other Items				
Gift Aid				
Other Activities Expenditure Total		-82	-61.7	-63.5
				-65.4
Operating Expenditure Total	8,396.10	8,143.80	8,932.80	7,759.70
Other income				
Operating Surplus/(deficit)	-1,787.80	-1,319.50	-1,871.70	-453.6
Gain/(loss) on disposal of fixed asset				
Share of operating surplus/(deficit) in joint venture				
Share of operating surplus/(deficit) in associate				
Interest Receivable				
Interest and financing costs	-83.6	-78.2	-72.6	-70.7
Movement in fair value of financial instruments				
Decrease in valuation of housing properties				
Reversal of prev. decrease in valuation of housing				
Movement in fair value of investment properties				
Surplus before tax	-1,871.40	-1,397.70	-1,944.30	-524.2
Taxation				
Surplus after tax	-1,871.40	-1,397.70	-1,944.30	-524.2
Change in fair value of hedged financial instruments				
Actuarial loss/gain in respect of pension schemes				
Unrealised surplus/deficit on revaluation of housing				
Surplus/Deficit Adjustments Total				
Comprehensive Income for the year	-1,871.40	-1,397.70	-1,944.30	-524.2
Comprehensive Income Brought Forward	-0.1			
Transfers (to)/from Reserves				
-- Cumulative Retained Profit	-1,871.50	-3,269.20	-5,213.50	-5,737.70

5 YEAR PLAN 2020-

2025	Total
£000's	£000's

7,379.80	34,498.70
19.7	93

7,399.50	34,591.70
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-110.9	-518.4
7,288.60	34,073.30

7,288.60	34,073.30
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170.6	805.3
75	354
245.7	1,159.20
25.4	126.8

7,559.60	35,359.40
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-2,416.00	-11,688.00
-644.1	-3,039.20

-922	-4,542.90
-709.6	-3,596.10
-1,517.30	-12,782.40
-110.9	-518.4

-778.2	-3,890.90
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-7,098.10	-40,057.80
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-47.2	-222.6
-20.2	-117.4
-67.4	-340

-67.4 -340

7,165.50 40,397.90

394.1 -5,038.50

-60.9 -365.9

333.2 -5,404.40

333.2 -5,404.40

333.2 -5,404.40

-5,404.50 -5,404.50