

Landlord Name:	Thenue Housing Association Ltd
RSL Reg No.:	193
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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

	Current Year	Prior Year
	£'000	£'000
Non-current assets		
Intangible assets and goodwill	0.0	0.0
Housing properties - NBV	158,771.5	153,598.1
Negative goodwill	(597.2)	(624.4)
Net housing assets	158,174.3	152,973.7
Non-current investments	0.1	0.1
Other plant, property and equipment	4,261.1	4,376.1
Investments in joint ventures and associates	0.0	0.0
Total non-current assets	162,435.5	157,349.9
Receivables due after more than one year	0.0	0.0
Current assets		
Investments	0.0	0.0
Stock and work in progress	0.0	0.0
Trade and other receivables due within one year	1,431.4	1,688.1
Cash and cash equivalents	5,961.8	6,712.5
Total current assets	7,393.2	8,400.6
Payables: amounts falling due within one year	(5,737.3)	(5,368.8)
Deferred income: amounts falling due within one year		
Scottish housing grants (SHG)	0.0	0.0
Other grants	0.0	0.0
Total deferred income: amounts falling due within one year	0.0	0.0
Net current assets/(liabilities)	1,655.9	3,031.8
Total assets less current liabilities	164,091.4	160,381.7
Payables: amounts falling due after more than one year	(33,874.2)	(35,011.1)
Provisions	(294.7)	(310.1)
Pension asset/(liability)	(175.0)	(2,143.0)
Deferred income: amounts falling due after more than one year		
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 assets	32,528.7	28,035.5
Capital and reserves		
Share capital	0.1	0.1
Revaluation reserves	0.0	0.0
Restricted reserves	0.0	0.0
Revenue reserves	32,528.6	28,035.4
Total reserves	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
<u>Cash flow from investing activities</u>		
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)
<u>Cash flow from financing activities</u>		
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	Operating Costs	Operating Surplus/(Deficit)
	£'000	£'000	£'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		

Particulars of turnover, operating costs and operating surplus or deficit from other activities

	Grants from Scottish Ministers	Other revenue grants	Supporting people income	Other income	Total turnover	Other operating costs	Current Year Operating surplus/(deficit)	Prior Year Operating surplus/(deficit)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'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
Current Year Total	44.9	115.3	0.0	400.0	560.2	(570.0)	(9.8)	
Prior Year Total	136.5	183.5	0.0	433.2	753.2	(727.0)	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

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	<input type="checkbox"/>
	LSVT contract compliance	<input type="checkbox"/>
	Pension	<input checked="" type="checkbox"/>
	Repayment of SHG	<input type="checkbox"/>
	Other	<input type="checkbox"/>
	None	<input type="checkbox"/>
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 Schemes		
Which scheme(s) are you members of?	How many participating members in each scheme?	
SHAPS CARE 70th	31	
SHAPS DC	30	

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

Subsidiary name	Subsidiary status during Financial year	Accounts status	Subsidiary company Turnover £'000	Subsidiary company Operating surplus/(deficit) £'000	Subsidiary company Net assets £'000



CONNECTED ORGANISATIONS

CONNECTED ORGANISATIONS - OTHER

RATIOS

	Current Year	Prior Year	Prior Year Sector Median
Financial capacity			
Interest cover	486.6%	356.9%	442.1%
Gearing	90.4%	108.8%	54.1%
Efficiency			
Voids	0.7%	0.9%	0.6%
Gross arrears	4.8%		
Net arrears	2.0%	2.0%	2.2%
Bad debts	0.6%	0.5%	0.8%
Staff costs / turnover	19.3%	19.8%	20.7%
Key management personnel / staff costs	9.4%	9.2%	14.6%
Turnover per unit	£5,722	£5,702	£5,194
Responsive repairs to planned maintenance ratio	1.0	1.1	1.9
Liquidity			
Current ratio	1.3	1.6	1.9
Profitability			
Gross surplus / (deficit)	25.9%	27.6%	19.6%
Net surplus / (deficit)	17.1%	17.4%	11.9%
EBITDA / revenue	46.5%	50.5%	31.4%
EBITDA exc. deferred grant	32.4%		
Financing			
Debt burden ratio	2.0	2.1	2.1
Net debt per unit	£9,426	£9,770	£7,053
Debt per unit	£11,336	£11,920	£10,560
Diversification			
Income from non-rental activities-	17.2%	18.3%	17.5%

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 wasn't as 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