

Table 71a **Global housing association accounts in England: balance sheet**

£ million

	Associations with more than 250 properties							Associations with more than 1,000 properties										
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Fixed assets																		
Housing properties at cost or valuation	46,512	50,889	52,700	58,331	63,228	67,893	74,033	64,156	70,295	77,426	85,164	94,567	100,926	109,423	118,563	125,976	132,741	138,077
- Capital grants	24,193	25,454	25,486	27,474	29,193	30,276	30,856	28,163	28,891	31,815	34,352	37,363	40,446	43,190	43,830	45,407	45,926	44,886
- Depreciation	219	425	618	742	937	1,188	1,378	1,121	1,304	1,624	1,963	2,376	2,944	3,549	6,783	7,781	8,660	9,580
= Net book value of housing properties	22,100	25,010	26,596	30,115	33,098	36,429	41,799	34,872	40,100	43,987	48,849	54,828	57,536	62,684	67,950	72,788	78,155	83,611
+ Other fixed assets	1,466	1,537	1,261	1,342	1,541	1,786	1,927	1,592	1,695	1,960	2,140	2,587	2,888	2,720	3,200	3,569	3,803	4,536
= Total fixed assets (A)	23,566	26,547	27,857	31,457	34,639	38,215	43,726	36,464	41,795	45,946	50,989	57,415	60,424	65,404	71,150	76,357	81,958	88,147
Current assets																		
Cash & short-term investments	1,633	1,905	1,630	1,388	1,664	1,418	1,357	1,164	1,081	1,342	1,445	1,953	2,676	2,427	2,670	3,914	4,523	4,979
+ Non-liquid current assets	127	255	261	376	620	692	1,097	656	1,077	1,432	2,421	3,035	2,598	3,405	3,065	2,178	2,310	2,500
+ Other current assets	820	1,330	1,423	2,104	2,305	2,649	2,158	1,698	1,918	2,212	3,063	3,266	3,245	3,080	3,384	4,091	4,231	5,152
= Total current assets (B)	2,580	3,490	3,314	3,868	4,589	4,759	4,612	3,518	4,076	4,986	6,929	8,254	8,519	8,912	9,119	10,184	11,063	12,631
Current liabilities																		
Short-term loans	259	350	273	362	386	370	569	325	519	512	743	539	601	680	612	823	694	816
+ Bank overdrafts	39	33	36	32	40	38	47	32	43	41	63	24	32	43	27	27	13	22
+ Other current liabilities	1,472	1,890	1,780	2,221	2,452	2,584	2,713	2,361	2,516	2,991	4,489	4,834	5,581	5,568	5,749	6,601	5,053	6,025
= Total current liabilities (C)	1,770	2,273	2,089	2,615	2,878	2,992	3,329	2,718	3,078	3,544	5,295	5,397	6,214	6,291	6,388	7,451	5,760	6,863
Total assets less current liabilities (A+B-C)	24,376	27,764	29,082	32,710	36,348	39,974	44,890	37,257	42,682	47,212	52,444	60,272	62,729	68,025	73,881	79,090	87,261	93,915
Long-term creditors and provisions																		
Long-term loans	15,169	18,067	19,806	21,706	24,186	26,537	28,924	24,773	27,806	30,375	34,156	39,468	42,216	44,373	47,869	51,215	50,706	50,858
+ Other long-term creditors	297	371	651	994	885	1,063	1,623	961	1,563	2,353	3,033	3,106	3,249	3,551	3,562	3,659	7,885	11,680
+ Provisions	37	99	91	152	462	544	787	538	781	911	849	1,227	898	1,306	1,103	897	1,232	951
= Total long-term creditors and provisions (D)	15,503	18,537	20,548	22,852	25,533	28,144	31,334	26,272	30,150	33,639	38,038	43,801	46,363	49,230	52,534	55,771	59,824	63,489
Reserves																		
Accumulated surplus	2,963	3,215	2,964	3,264	3,578	4,154	4,164	3,691	3,590	4,012	4,575	5,420	5,523	7,526	-	-	-	-
+ Designated and restricted reserves	1,888	1,961	1,457	1,448	1,525	1,362	1,425	1,131	1,182	1,313	1,304	1,184	1,546	1,591	-	-	-	-
+ Revaluation reserves	4,022	4,051	4,113	5,146	5,712	6,299	7,731	6,148	7,521	8,129	8,434	9,444	8,302	9,214	-	-	-	-
+ Pension reserves						15	236	15	239	119	92	58	113	28	-	-	-	-
= Total reserves (E)	8,873	9,227	8,534	9,858	10,815	11,830	13,556	10,985	12,532	13,573	14,406	16,106	15,484	18,359	20,659	23,318	27,437	30,425
Total loans, provisions and reserves (D+E)	24,376	27,764	29,082	32,710	36,348	39,974	44,890	37,257	42,682	47,212	52,444	59,907	61,847	67,589	73,193	79,090	87,261	93,915

Sources: 2015 Global Accounts of Housing Providers, Homes and Communities Agency, 2016. Also 2001-2013 editions (Housing Corporation, TSA and HCA).

Notes: 1. From 2007 the Global Accounts were limited to associations with more than 1,000 properties, previously these related to those with more than 250 properties.

2. 'Total assets less current liabilities' does not include pension deficits.

3. Accounts for 2011/12 and later do not indicate different types of reserves nor different types of grant.

4. The adoption of new reporting standards has materially changed the presentation of the Global Accounts from 2016/17 onwards. This includes different accounting treatments for government grant, the valuation of housing properties and the measurement of financial instruments. More items are also counted as capital. The net impact is that it is no longer possible to produce directly comparable figures for 2015/16 onwards.

Tables 71c and 71d therefore report income and expenditure of housing associations using the new accounting conventions.

Table 71b **Global housing association accounts in England: income and expenditure account**

£ million

	Associations with more than 250 properties							Associations with more than 1,000 properties										
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Income from social housing lettings																		
+ Rents receivable, net of voids	3,742	4,272	4,513	5,050	5,569	6,028	6,588	5,726	6,289	6,774	7,403	8,234	8,922	9,249	10,100	11,030	11,645	12,181
+ Service charges	452	509	554	678	489	503	561	443	495	563	615	709	801	870	941	1,063	1,116	1,133
+ Charges for support services	0	0	0	53	234	235	220	194	181	166	214	208	202	209	192	-	-	-
+ Other income															380	193	222	
+ Grants from local authorities and others (i)	265	280	237	302	382	341	388	249	290	295	282	303	304	347	-	-	-	-
+ HC/HCA revenue grants (ii)	117	130	123	142	31	16	12	13	12	21	14	16	15	9	-	-	-	-
+ HC/HCA major repairs grants (iii)	9	13	19	15	15	15	16	12	14	19	21	14	6	13	-	-	-	-
<i>Total grants (i+ii+iii)</i>	<i>391</i>	<i>423</i>	<i>379</i>	<i>459</i>	<i>428</i>	<i>372</i>	<i>416</i>	<i>274</i>	<i>316</i>	<i>335</i>	<i>317</i>	<i>333</i>	<i>325</i>	<i>369</i>	<i>321</i>	<i>-</i>	<i>165</i>	<i>129</i>
= Total income from social housing lettings	4,585	5,204	5,446	6,240	6,720	7,138	7,785	6,637	7,281	7,839	8,548	9,484	10,250	10,697	11,553	12,473	13,119	13,665
+ Net income from other activities	- 38	- 41	- 11	8	32	6	21	1	12	17	30	- 1	- 18	99	55	39	115	186
+ Surplus on disposal of fixed assets	109	120	196	301	398	460	536	419	499	542	577	336	347	321	109	181	117	117
= Total income	4,656	5,283	5,631	6,549	7,150	7,604	8,342	7,057	7,792	8,397	9,155	9,819	10,579	11,117	11,717	12,693	13,351	13,968
Operating expenditure																		
+ Management costs	916	1,116	1,121	1,318	1,372	1,451	1,601	1,321	1,470	1,658	1,913	2,087	2,149	2,206	2,317	2,488	2,612	2,737
+ Maintenance costs	849	1,049	1,256	1,466	1,675	1,686	1,806	1,610	1,738	1,868	2,042	2,308	2,458	2,551	2,497	2,593	2,678	2,692
+ Major repairs expenditure	449	451	429	527	676	860	1,041	832	1,024	1,044	1,146	1,218	1,133	1,011	593	572	576	591
+ Service costs	751	824	771	817	743	781	914	707	825	857	877	983	1,073	1,129	1,175	1,302	1,365	1,360
+ Care/support services	14	19	96	165	287	291	264	209	191	203	203	223	193	198	242	-	-	-
+ Other costs	376	509	504	668	698	749	824	710	771	813	821	1,021	1,002	998	1,672	1,889	1,981	2,047
= Total operating expenditure (A)	3,355	3,968	4,177	4,961	5,451	5,818	6,450	5,389	6,018	6,442	7,002	7,840	8,008	8,093	8,497	8,844	9,212	9,427
Interest and other income and expenditure																		
Interest payable and other similar charges	1,150	1,315	1,356	1,394	1,439	1,589	1,671	1,515	1,610	1,727	1,957	2,083	2,021	2,094	2,355	2,522	2,638	2,812
- Interest receivable and other income	175	201	123	102	115	147	147	115	134	131	192	192	126	135	171	182	217	231
= Net interest payable (B)	975	1,114	1,233	1,292	1,324	1,442	1,524	1,400	1,476	1,596	1,765	1,891	1,895	1,959	2,184	2,340	2,421	2,581
Other charges (C)	53	67	13	46	99	- 100	48	- 96	49	88	60	- 118	54	- 426	- 739	- 437	- 644	- 995
Total expenditure including net interest charges (A+B+C)	4,383	5,149	5,423	6,299	6,874	7,160	8,022	6,693	7,543	8,126	8,827	9,613	9,957	9,626	9,942	10,747	10,989	11,013
Surplus for year before tax	273	134	208	250	276	444	320	364	249	271	328	206	622	1,491	1,775	1,946	2,362	3,010
- Tax payable (net of grants)	13	10	29	10	31	10	10	9	8	13	9	3	13	1	- 3	15	12	2
= Surplus for year after tax	260	124	179	240	245	434	310	364	241	257	319	203	609	1,490	1,778	1,930	2,350	3,011

Sources and notes: As Table 71a.

Table 71c Global housing association accounts in England: consolidated statement of financial position

£ million

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Fixed assets							
Housing properties at cost	148,737	157,967	164,381	171,391	181,848	192,215	203,196
+ Housing properties at valuation	2,033	2,337	1,740	1,888	1,295	1,360	1,350
+ Other fixed assets	3,173	3,047	3,020	2,986	3,074	3,053	3,231
+ Investment properties	6,199	6,711	6,870	7,426	7,338	8,270	8,342
+ Other investments	1,852	1,860	1,774	1,860	1,808	1,683	1,642
= Total fixed assets (A)	161,993	171,921	177,785	185,550	195,363	206,579	217,761
Current assets							
Properties held for sale	7,097	7,415	7,051	6,359	6,033	5,921	5,262
+ Trade and other debtors	2,041	2,112	2,101	2,205	2,428	2,581	3,067
+ Cash and short term investments	7,300	7,401	8,562	7,875	6,311	5,539	5,122
+ Other current assets	1,524	1,894	1,993	2,063	2,313	2,314	2,797
= Total current assets (B)	17,963	18,822	19,708	18,502	17,085	16,355	16,248
Creditors: amounts falling due within one year							
Short term loans	1,854	2,622	3,634	1,888	2,478	2,118	2,831
+ Deferred capital grant	441	457	504	535	552	643	709
+ Other current liabilities	5,752	6,242	6,465	6,916	7,571	8,048	8,500
= Total creditors: due within one year (C)	8,047	9,322	10,603	9,339	10,601	10,808	12,039
Net current assets/ liabilities (B-C)	9,916	9,500	9,105	9,163	6,484	5,546	4,209
Total assets less current liabilities (A+B-C)	171,909	181,421	186,890	194,712	201,847	212,126	221,970
Long-term creditors and provisions							
Long term loans	74,469	79,485	81,695	86,232	89,841	96,342	101,371
+ Amounts owed to group undertakings	5	367	342	462	501	493	492
+ Finance lease obligations	581	659	627	622	831	789	736
+ Deferred capital grant	36,623	37,652	38,481	38,531	39,750	41,137	43,134
+ Other long term creditors	4,371	4,647	4,057	3,295	2,279	2,173	2,123
= Total creditors: due more than one year (D)	116,048	122,811	125,202	129,143	133,202	140,935	147,856
Provisions for liabilities							
Pension provision	3,136	2,059	3,353	1,926	700	718	466
+ Other provisions	834	828	889	883	979	1,057	1,121
= Total provisions (E)	3,970	2,887	4,242	2,809	1,679	1,775	1,587
Total net assets (A+B-C-D-E)	51,891	55,723	57,446	62,760	66,966	69,416	72,528
Reserves							
Income and expenditure reserve	40,638	44,490	46,224	51,076	55,235	57,363	60,486
+ Revaluation reserves	11,926	12,110	11,941	11,699	10,924	10,657	10,292
+ Other reserves	- 673	- 876	- 719	- 15	807	1,396	1,749
= Total reserves	51,891	55,723	57,446	62,760	66,966	69,416	72,528

Sources: Regulator of Social Housing 2025 Global Accounts of Private Registered Providers and previous editions.

- Notes:
1. The Global Accounts for 2016 onwards have been materially revised to allow for the Housing Statement of Recommended Practice (SORP 2014) and Financial Reporting Standard 102 (FRS102).
 2. These data are obtained from the annual account regulatory returns (known as FVAs) submitted by private registered providers (PRPs) managing at least 1,000 units and are derived from their audited financial statements.
 3. Figures in the table are based on consolidated financial statements (e.g. group structure level), which provide a clearer view of activity, such as open market sales by unregistered subsidiaries.

Table 71d Global housing association accounts in England: consolidated income and expenditure and statement of comprehensive income

£ million

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Income from social housing lettings (SHL)							
+ Rents receivable, net of voids	13,342	13,507	13,951	14,246	15,164	16,537	18,297
+ Service charges	1,422	1,455	1,494	1,522	1,691	1,958	2,078
= Net rental income	14,764	14,962	15,445	15,767	16,854	18,495	20,375
+ Capital grant released to income	477	479	486	504	522	529	578
+ Other & revenue grant	212	230	219	261	291	270	268
= Turnover from SHL (A)	15,453	15,672	16,149	16,532	17,667	19,293	21,221
Expenditure							
Management	2,857	2,956	3,001	3,125	3,448	3,695	4,073
+ Service charge costs	1,712	1,834	1,892	1,972	2,271	2,573	2,675
+ Routine maintenance	2,060	2,218	2,276	2,559	2,993	3,400	3,773
+ Planned maintenance	957	998	985	1,098	1,288	1,333	1,474
+ Major repairs expenditure	491	514	546	640	690	767	821
+ Bad debts	105	135	94	85	112	107	132
+ Depreciation of housing properties	2,218	2,315	141	2,504	2,645	2,765	3,003
+ Impairment of housing properties	17	30	41	29	89	92	144
+ Other costs	328	308	292	343	354	358	443
= Expenditure on SHL (B)	10,745	11,308	11,562	12,357	13,892	15,090	16,539
Operating surplus / (deficit) on SHL (A-B)	4,707	4,364	4,587	4,175	3,775	4,203	4,682
Statement of comprehensive income							
Turnover	20,860	21,233	22,092	22,830	24,267	25,142	27,424
+ Cost of sales	- 2,481	- 2,656	- 3,020	- 3,369	- 3,355	- 2,557	- 2,764
+ Operating expenditure	- 13,162	- 13,874	- 14,135	- 15,013	- 16,884	- 18,328	- 19,904
= Operating surplus/(deficit)	5,216	4,703	5,798	4,448	4,027	4,257	4,756
+ Gain/(loss) on disposal of property, plant and equipment (fixed assets)	872	1,050	861	1,160	1,203	1,003	1,274
+ Gift aid and other items	241	915	180	1,252	2,014	787	678
+ Interest receivable	123	172	102	98	194	339	317
+ Interest payable and financing costs	- 3,238	- 3,263	- 3,404	- 3,280	- 3,364	- 3,899	- 4,232
+ Movements in fair value	244	- 82	249	363	179	- 156	- 213
+ Movement in valuation of housing properties	-	-	-	-	-	-	-
= Surplus / (deficit) before tax	3,457	3,495	2,925	4,040	4,254	2,331	2,580
+ Taxation	- 1	8	0	- 60	40	- 3	0
= Surplus / (deficit) for the period	3,456	3,503	2,925	3,980	4,294	2,328	2,580
+ Unrealised surplus /(deficit) on revaluation of housing properties	92	83	95	92	77	22	- 159
+ Actuarial (loss) / gain in respect of pension schemes	- 379	1,101	- 1,423	1,489	1,318	- 163	271
+ Initial measurement of defined benefit pension liability	- 444	5	- 10	-	-	-	-
+ Change in fair value of hedged instruments	- 54	- 280	362	451	664	54	151
+ Other remeasurements	2	5	-	- 39	- 92	- 100	- 61
= Total comprehensive income for the period	2,673	4,417	1,949	5,973	6,262	2,141	2,780

Sources and notes: As Table 71c. For figures before 2018/19, see earlier versions of Tables 71c and d.