

Table 71a **Global housing association accounts: 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
<b>Fixed assets</b>													
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
– 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
– Depreciation	219	425	618	742	937	1,188	1,378	1,121	1,304	1,624	1,963	2,376	2,944
= 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
+ 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
= 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
<b>Current assets</b>													
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
+ Non-liquid current assets	127	255	261	376	620	692	1,097	656	1,077	1,432	2,421	3,035	2,598
+ 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
= 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
<b>Current liabilities</b>													
Short-term loans	259	350	273	362	386	370	569	325	519	512	743	539	601
+ Bank overdrafts	39	33	36	32	40	38	47	32	43	41	63	24	32
+ 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
= 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
<b>Total assets less current liabilities (A+B-C)</b>	<b>24,376</b>	<b>27,764</b>	<b>29,082</b>	<b>32,710</b>	<b>36,348</b>	<b>39,974</b>	<b>44,890</b>	<b>37,257</b>	<b>42,682</b>	<b>47,212</b>	<b>52,444</b>	<b>60,272</b>	<b>62,729</b>
<b>Long-term creditors and provisions</b>													
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
+ Other long-term creditors	297	371	651	994	885	1,063	1,623	961	1,563	2,353	3,033	3,106	3,249
+ Provisions	37	99	91	152	462	544	787	538	781	911	849	1,227	898
= 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
<b>Reserves</b>													
Accumulated surpluses	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
+ 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
+ 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
+ Pension reserves						15	236	15	239	119	92	58	113
= 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
<b>Total loans, provisions and reserves (D+E)</b>	<b>24,376</b>	<b>27,764</b>	<b>29,082</b>	<b>32,710</b>	<b>36,348</b>	<b>39,974</b>	<b>44,890</b>	<b>37,257</b>	<b>42,682</b>	<b>47,212</b>	<b>52,444</b>	<b>59,907</b>	<b>61,847</b>

Sources: 2010 Global Accounts of Housing Associations, Tenant Services Authority, 2011. Also 2001-2009 editions (Housing Corporation and TSA).

Note: Since 2007 the Global Accounts have been limited to the accounts of associations with more than 1,000 properties, while earlier editions were based on those with more than 250 properties.

Table 71b **Global housing association accounts: 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
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
+ Service charges	452	509	554	678	489	503	561	443	495	563	615	709	801
+ Charges for support services	0	0	0	53	234	235	220	194	181	166	214	208	202
+ Grants from local authorities and others	265	280	237	302	382	341	388	249	290	295	282	303	304
+ HC/HCA revenue grants	117	130	123	142	31	16	12	13	12	21	14	16	15
+ HC/HCA major repairs grants	9	13	19	15	15	15	16	12	14	19	21	14	6
= 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
+ Net income from other activities	- 38	- 41	- 11	8	32	6	21	1	12	17	30	- 1	- 18
+ Surplus on disposal of fixed assets	109	120	196	301	398	460	536	419	499	542	577	336	347
= 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
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
+ 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
Major repairs expenditure	449	451	429	527	676	860	1,041	832	1,024	1,044	1,146	1,218	1,133
+ Service costs	751	824	771	817	743	781	914	707	825	857	877	983	1,073
+ Care/support services	14	19	96	165	287	291	264	209	191	203	203	223	193
+ Other costs	376	509	504	668	698	749	824	710	771	813	821	1,021	1,002
= 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
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
- Interest receivable and other income	175	201	123	102	115	147	147	115	134	131	192	192	126
= 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
Other charges (C)	53	67	13	46	99	- 100	48	- 96	49	88	60	- 118	54
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
Surplus for year before tax	273	134	208	250	276	444	320	364	249	271	328	206	622
- Tax payable (net of grants)	13	10	29	10	31	10	10	9	8	13	9	3	13
= Surplus for year after tax	260	124	179	240	245	434	310	364	241	257	319	203	609

Sources and note: As Table 71a.