



## **Final Budget**

**Financial Year 2026-27**

<b>PINEVIEW HOUSING ASSOCIATION LTD</b>			
<b>FINAL BUDGETED STATEMENT OF COMPREHENSIVE INCOME</b>			
	<b>Annual Budget</b>		
	<b>FINAL 2025-26</b>	<b>FINAL 2026-27</b>	<b>Variance</b>
Turnover	£5,207,166	£5,415,821	£208,654
Operating Expenditure	(£4,565,791)	(£4,931,776)	(£365,985)
<b>Operating Surplus / (Deficit)</b>	<b>£641,375</b>	<b>£484,044</b>	<b>(£157,331)</b>
Interest Receivable and Other Income	£195,467	£128,259	(£67,209)
Interest Payable and Similar Charges	(£39,145)	(£14,289)	£24,856
Gain / (Loss) on Disposal of Property, Plant and Equipment	-		
<b>Surplus / (Deficit) for the Period</b>	<b>£797,697</b>	<b>£598,013</b>	<b>(£199,684)</b>
<b>Other Comprehensive Income</b>			
Actuarial Gain / (Loss) in Respect of Pension Scheme	-	-	-
<b>Total Comprehensive Income / (Loss)</b>	<b>£797,697</b>	<b>£598,013</b>	<b>(£199,684)</b>

PINEVIEW HOUSING ASSOCIATION LTD			
FINAL BUDGETED INCOME AND EXPENDITURE BREAKDOWN			
	Annual Budget		
	FINAL 2025-26	FINAL 2026-27	Variance
<b>INCOME AND EXPENDITURE - LETTINGS</b>			
<b>Income</b>			
Gross Rent Receivable	£4,164,816	£4,362,738	£197,922
Gross Service Charges Receivable	£27,997	£29,218	£1,220
Gross Rent and Service Charges Receivable	£4,192,814	£4,391,955	£199,142
Rent and Service Charge Losses from Voids	(£20,789)	(£21,777)	(£988)
Net Rent and Service Charges Receivable	£4,172,024	£4,370,179	£198,154
Release of Deferred Government Capital Grants	£968,964	£968,964	-
Other Revenue Grants – Stage 3 Medical Adaptations	£55,000	£65,000	£10,000
<b>Total Income from Lettings</b>	<b>£5,195,988</b>	<b>£5,404,143</b>	<b>£208,154</b>
<b>Expenditure</b>			
Management and Maintenance Administration	(£1,564,641)	(£1,721,655)	(£157,014)
Reactive Maintenance	(£552,945)	(£617,356)	(£64,411)
Cyclical Maintenance	(£333,542)	(£387,135)	(£53,592)
Planned Maintenance	(£90,182)	(£96,962)	(£6,780)
Estate Management Costs	(£265,149)	(£292,886)	(£27,737)
Service Costs	(£17,779)	(£31,396)	(£13,617)
Stage 3 Medical Adaptations	(£55,000)	(£67,215)	(£12,215)
Depreciation - Housing Properties	(£1,609,438)	(£1,631,140)	(£21,702)
Bad Debts - Housing Properties	(£41,566)	(£43,920)	(£2,353)
<b>Total Expenditure on Lettings</b>	<b>(£4,530,243)</b>	<b>(£4,889,664)</b>	<b>(£359,421)</b>
<b>Operating Surplus / (Deficit) from Lettings</b>	<b>£665,745</b>	<b>£514,478</b>	<b>(£151,267)</b>
<b>INCOME AND EXPENDITURE - OTHER ACTIVITIES</b>			
<b>Income</b>			
Factoring Income	£11,178	£11,678	£500
Wider Role Activity Income	-	-	-
Other Income	-	-	-
<b>Total Income from Other Activities</b>	<b>£11,178</b>	<b>£11,678</b>	<b>£500</b>
<b>Expenditure</b>			
Factoring Costs	(£7,617)	(£14,294)	(£6,677)
Bad Debts - Other	(£184)	(£189)	(£5)
Wider Role Activity Costs	(£27,748)	(£27,629)	£118
Other Costs	-	-	-
<b>Total Expenditure on Other Activities</b>	<b>(£35,548)</b>	<b>(£42,112)</b>	<b>(£6,564)</b>
<b>Operating Surplus / (Deficit) from Other Activities</b>	<b>(£24,370)</b>	<b>(£30,434)</b>	<b>(£6,064)</b>
<b>Total Turnover</b>	<b>£5,207,166</b>	<b>£5,415,821</b>	<b>£208,654</b>
<b>Total Operating Expenditure</b>	<b>(£4,565,791)</b>	<b>(£4,931,776)</b>	<b>(£365,985)</b>
<b>Total Operating Surplus / (Deficit)</b>	<b>£641,375</b>	<b>£484,044</b>	<b>(£157,331)</b>

<b>PINEVIEW HOUSING ASSOCIATION LTD</b>			
<b>FINAL BUDGETED OPERATING EXPENDITURE</b>			
	<b>Annual Budget</b>		
	<b>FINAL</b>	<b>FINAL</b>	<b>Variance</b>
	<b>2025-26</b>	<b>2025-26</b>	
<b>Staff Costs</b>			
	£1,103,211	£1,246,602	(£139,516)
<b>Estate Costs</b>			
	£1,219,823	£1,379,370	(£159,547)
<b>Overheads</b>			
	£2,214,111	£2,286,004	(£67,312)
<b>Other Operating Expenditure</b>			
	£28,646	£19,800	£8,846
<b>Total Operating Expenditure</b>	<b>£4,565,791</b>	<b>£4,931,776</b>	<b>(£357,529)</b>

<b>PINEVIEW HOUSING ASSOCIATION LTD</b>			
<b>FINAL BUDGETED STATEMENT OF FINANCIAL POSITION</b>			
	<b>Annual Budget</b>		
	<b>FINAL</b>	<b>FINAL</b>	
	<b>2025-26</b>	<b>2026-27</b>	<b>Variance</b>
<b>Tangible fixed assets</b>			
Housing Properties - Gross Cost	£69,157,080	£69,584,086	£427,006
Housing Properties - Accumulated Depreciation	(£33,322,859)	(£35,459,977)	(£2,137,118)
Housing Properties - Net Book Value	£35,834,222	£34,124,109	(£1,710,112)
Other Fixed Assets - Net Book Value	£58,890	£60,416	£1,526
<b>Total Fixed Assets</b>	<b>£35,893,112</b>	<b>£34,184,525</b>	<b>(£1,708,587)</b>
<b>Current Assets</b>			
Debtors	£374,779	£299,630	(£75,149)
Cash and Cash Equivalents	£6,244,783	£7,187,395	£942,613
Total Current Assets	£6,619,561	£7,487,025	£867,464
<b>Creditors : amounts falling due within one year</b>			
Bank Overdraft	-	-	-
Housing Loans - Short-term	(£264,900)	(£171,220)	£93,680
Deferred Income - HAG - Short-term	(£968,964)	(£968,964)	-
Other Current Liabilities	(£553,553)	(£594,238)	(£40,685)
Total Creditors: AFDWOY	(£1,787,417)	(£1,734,421)	£52,996
<b>Net Current Assets / (Liabilities)</b>	<b>£4,832,144</b>	<b>£5,752,604</b>	<b>£920,460</b>
<b>Total Assets less Current liabilities</b>	<b>£40,725,256</b>	<b>£39,937,129</b>	<b>(£788,127)</b>
<b>Creditors : amounts falling due after more than one year</b>			
Housing Loans - Long-term	(£1,242,860)	(£793,967)	£448,893
Deferred Income - HAG - Long-term	(£20,891,544)	(£19,939,407)	£952,137
	(£22,134,404)	(£20,733,374)	£1,401,030
<b>Pension – Defined Benefit Liability</b>	<b>(£418,000)</b>	<b>(£392,000)</b>	<b>£26,000</b>
<b>Total Net Assets / (Liabilities)</b>	<b>£18,172,852</b>	<b>£18,811,756</b>	<b>£638,903</b>
<b>Capital and Reserves</b>			
Share Capital	£194	£142	(£52)
Revenue Reserve	£18,172,658	£18,811,614	£638,955
<b>Total Capital &amp; Reserves</b>	<b>£18,172,852</b>	<b>£18,811,756</b>	<b>£638,903</b>