



# HALF-YEAR ACCOUNTS 2021/22

Results to end of September 2021





# RHP UNAUDITED HALF-YEAR ACCOUNTS 2021/22

We are pleased to present our results for the half-year to 30 September 2021. It has been a period of ongoing challenge but we continue to deliver results that are within budgeted expectations whilst ensuring we look after our customers and employees.

The half-year to 30 September 2021 has seen an increase in activity as the country gradually emerged from the restrictions caused by the pandemic. Our results have remained robust in the first half but the current economic climate is leading to additional pressure on costs and resource that will require further focus going forward. Key highlights for the first half include delivering an overall surplus of £7.6m compared to our budget of £5.2m, and an operating margin of 34.9% compared to budget of 27.6%.

In line with many of our sector peers, costs have naturally increased from levels experienced in the prior year due predominantly to higher levels of maintenance, compliance work and other catch up expenditure. The slower than expected departure from lockdown restrictions has meant that spend in a number of areas still remains below budget. Meanwhile turnover has remained flat with the higher levels of rent year on year being offset by a reduction in shared ownership sales income. Sales of shared ownership units saw a spike in the prior year consistent with the higher level of new units handing over in the year. Handovers, and as a result sales income, in the current year have returned to previous levels experienced. Our surplus has also benefitted from higher levels of Right to Buy and Acquire disposals along with staircasings of previous shared ownership sales.

## Key metrics:

**A+**  
(Stable)  
**S&P Credit Rating**  
Affirmed June 2021

**G1/V1**  
**Regulatory  
Governance &  
Viability Rating**

## Liquidity position:

<b>£61m</b>	<b>£122m</b>	<b>£25m</b>
<b>Cash at hand</b>	<b>Available revolving credit facilities</b>	<b>Retained bonds held for sale</b>

**ESG:** ► We continue our programme of activity in improving the sustainability of our business and the energy efficiency of our existing and new homes. We are working towards publication of our ESG metrics in the coming months.

Our key income and expenditure (unaudited) half-year highlights are as follows:

**Turnover**  
**£32.1m**  
(half year 2020: £32.3m)

**Operating costs**  
**£20.9m**  
(half year 2020: £17.8m)

**Operating surplus**  
(inc: asset sales)  
**£11.2m**  
(half year 2020: £11.5m)

**Surplus after tax  
for period**  
**£7.6m**  
(half year 2020: £8.5m)

**Operating margin**  
**35%**  
(half year 2020: 36%)

**Capital spend**  
**£14.1m**  
(half year 2020: £12.1m)

## Unaudited Statement of Comprehensive Income for half-year to 30 September 2021

£'000	30.09.2021 Half-Year	30.09.2020 Half-Year	31.03.2021 Full-Year
Turnover	32,108	32,257	64,330
Operating costs and cost of sales	(22,165)	(21,185)	(45,802)
Gain on sale of fixed assets	1,262	396	553
<b>Operating surplus</b>	<b>11,205</b>	<b>11,468</b>	<b>19,081</b>
Net interest charge	(3,629)	(2,925)	(6,837)
Movements in fair value of investment properties	-	-	(749)
<b>Surplus for the year</b>	<b>7,576</b>	<b>8,543</b>	<b>11,495</b>
Actuarial gain/(loss) on pensions	-	-	(4,381)
<b>Total comprehensive income</b>	<b>7,576</b>	<b>8,543</b>	<b>7,114</b>

## Unaudited Statement of Financial Position as at 30 September 2021

£'000	30.09.2021	30.09.2020	31.03.2021
Housing Properties at cost less depreciation	411,749	402,325	393,587
Investment properties, other tangible and intangible fixed assets	15,660	15,628	15,916
Net current assets	59,030	61,034	67,460
<b>Total assets less current liabilities</b>	<b>486,439</b>	<b>478,987</b>	<b>476,963</b>
Creditors: amounts due after 1 year	341,465	341,588	342,154
Provision for liabilities	94	94	77
Net pension liability	9,682	9,682	5,680
<b>Total net assets</b>	<b>135,198</b>	<b>127,623</b>	<b>129,052</b>

If you have any further questions please email [investor.relations@rhp.org.uk](mailto:investor.relations@rhp.org.uk).

