



# RHP Unaudited Half Year Accounts 2024/25





# How we have performed

**We are pleased to present our results for the half year to 30 September 2024. We continue to deliver a strong operating surplus whilst ensuring we look after our customers and employees.**

The half year to 30 September 2024 saw further inflationary pressure impact our results combined with a general increase in costs to help improve service delivery. Key highlights for the first half include delivering an operating surplus of £9.5m compared to £9.8m in the prior year. Our overall surplus of £6.1m is £1.0m lower than prior year due to an increase in financing costs.

Turnover in the 6 months was £6.8m higher than the same period last year. The increase was primarily a combination of first tranche sales of £3.4m and rental increases of £3.1m. Operating costs increased by £3.8m compared to the first half last year. The increase was slightly higher than the underlying rise in rental income as we invested more in our service delivery. Net interest charges have increased compared with the prior year due to lower capitalised interest and lower interest received on deposits.

Capital spend of £32.7m in the half included £22m for the acquisition of an additional 201 units in our core operating area from another registered provider which will deliver improved profitability into future years. Investment in existing stock in the half year of £4m is £1.5m higher than the same period last year.

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

## TURNOVER

**£40.0m**

(half year 2023: £33.3m)

## OPERATING COSTS

**£27.8m**

(half year 2023: £24m)

## OPERATING SURPLUS

(including asset sales)

**£9.5m**

(half year 2023: £9.8m)

## OPERATING MARGIN

**24%**

(half year 2023: 30%)

## SURPLUS AFTER TAX

**£6.1m**

(half year 2023: £7.1m)

## CAPITAL SPEND

**£32.7m**

(half year 2023: £16.4m)

## Unaudited Statement of Comprehensive Income for half year to 30 September 2024

£'000	6 months to 30.09.24	6 months to 30.09.23	6 months to 30.09.22
Turnover	40,063	33,312	34,878
Cost of sales	(3,245)	-	(2,756)
Operating costs	(27,759)	(23,989)	(20,811)
Gain on sale of fixed assets	488	513	209
<b>Operating surplus</b>	<b>9,547</b>	<b>9,836</b>	<b>11,520</b>
Net interest charge	(3,370)	(2,718)	(3,299)
Movements in fair value of financial instruments	(77)	-	-
<b>Surplus for the year</b>	<b>6,100</b>	<b>7,118</b>	<b>8,221</b>
Actuarial gain on pensions	-	-	-
<b>Total comprehensive income</b>	<b>6,100</b>	<b>7,118</b>	<b>8,221</b>

# The next six months: what to expect

**In the next six months we expect to spend a further £13m on stock investment taking our spend for the year to £17m. This is a £4.5m increase on prior year as we continue to invest in our existing properties.**

As well as the stock acquisition completed in the first half, we forecast to invest £21m in the year on new developments and deliver 152 new homes in the year. We also forecast to spend £1.7m on our IT programme to continue to improve our operating efficiency and the customer experience.

Operating costs are forecast at £31m in the second half of the year as we continue to invest in delivering a good service for our customers whilst also looking after our employees.

## Unaudited Statement of Financial Position as at 30 September 2024

£'000	30.09.2024	31.03.2024	30.09.2023
Housing Properties at cost less depreciation	507,514	479,229	459,022
Investment properties, other tangible and intangible fixed assets	16,806	16,465	18,186
Net current assets	11,305	14,381	28,814
<b>Total assets less current liabilities</b>	<b>535,625</b>	<b>510,075</b>	<b>506,022</b>
Creditors: amounts due after 1 year	364,155	344,678	342,059
Provision for liabilities	48	94	94
Net pension liability	3,301	3,352	2,983
<b>Total net assets</b>	<b>168,121</b>	<b>161,951</b>	<b>160,886</b>

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



