

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.