

<b>Ratios</b>							231
<b>Pineview Housing Association Ltd</b>							
		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
		Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Financial capacity</b>							
Interest cover %		1,285.6	862.5	687.3	842.0	703.3	741.4
Gearing %		(1.4)	(4.5)	(8.6)	(14.8)	(17.8)	(24.7)
<b>Efficiency</b>							
Voids %		0.0	0.2	0.2	0.2	0.2	0.2
Arrears %		1.2	1.5	2.0	2.5	3.0	3.0
Bad debts %		0.4	0.5	1.0	1.0	1.0	1.0
Staff costs / turnover %		19.0	21.9	22.0	22.4	22.4	20.6
Turnover per unit (£)		5,264.9	5,360.1	5,421.2	5,460.4	5,537.6	5,584.5
<b>Liquidity</b>							
Current ratio		5.0	5.0	5.1	5.5	6.1	7.3
<b>Profitability</b>							
Gross surplus / Deficit %		21.9	25.3	18.8	22.5	21.2	21.7
Net surplus / Deficit %		20.0	22.3	15.6	19.6	17.9	18.1
<b>Financing</b>							
Debt Burden		1.3	1.2	1.1	1.0	0.9	0.7
Net debt per unit (£)		(190.8)	(667.4)	(1,348.6)	(2,481.8)	(3,152.9)	(4,629.5)
Debt per unit (£)		6,839.6	6,326.6	5,796.0	5,254.3	4,713.3	4,165.6
<b>Diversification</b>							
Income from non-rental activities %		0.6	0.8	0.8	0.8	0.8	0.8
Other Activities Surplus to Operating Surplus %		(15.8)	(3.3)	(4.5)	(3.8)	(4.1)	(4.0)