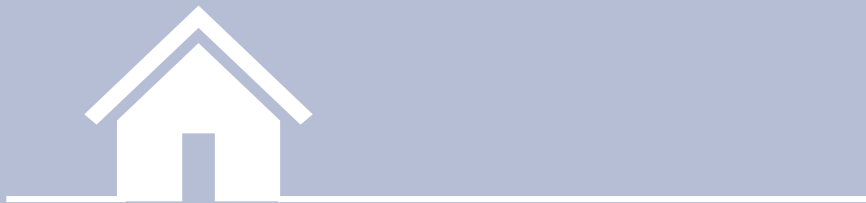


Value for Money 2025/26



Our Approach to Value for Money

Our approach to Value for Money is to get the maximum benefit from our resources to secure the best outcomes.

82.5p in every £1 we
spent stayed in Wales

Our rents were
affordable

Residents shaped our
service charge reviews

77% of our suppliers
were based in Wales

Proactive approach to
income management

We kept residents
safe with 100%
compliance on safety
checks



**Total Operating Costs per
Social Housing Unit**

£4,881 (2025/26)
£4,647 (2024/25)

**Management Costs per
Social Housing Unit**

£1,115 (2025/26)
£933 (2024/25)

**Reactive Repair Costs per
Social Housing Unit**

£1,481 (2025/26)
£1,481 (2024/25)

**Free Cash Inflow (Outflow)
per Social Housing Unit**

£1602 (2025/26)
£1,522 (2024/25)

**Weighted Average Cost of
Capital 2025/26
Interest Rate***

5.7% (2025/26)
5.4% (2024/25)

**Major Repairs and
Component Costs per
Social Housing Unit
(Capital Expenditure)**

£2,984 (2025/26)
£1,845 (2024/25)

**Bad Debts per Social
Housing Unit**

£15 (2025/26)
£14 (2024/25)

**Turnover per Social
Housing Unit**

£6,321 (2025/26)
£6,132 (2024/25)

**Gross Arrears/Social
Housing Turnover**

1.5% (2025/26)
2.0% (2024/25)

**Value for Money Indicators are used by the social housing
sector in Wales to measure performance in key areas.**

* The Weighted Average Cost of Capital relates to how much it cost us
to borrow money.



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