

Financial Update – October 2025

PenArian Housing Finance PLC

Overview

ClwydAlyn continued to perform well throughout 2024/25, and we are now pleased to present our Financial Statements showing strong growth to £64million an increase of £6million compared to prior year. This growth is delivered through a combination of building more homes, continuing development of support services and the careful increases to rent and service charge income while remaining devoted to affordability for our residents.

The closure of the 2024/25 Financial Year also marked the end of the Corporate Plan 2020/25. Over those years we have delivered 902 new homes, 95% of which were EPC A rated. We received over £170million in Welsh Government grant and other capital funding streams to invest in new homes. We also invested £47million in maintaining and upgrading our existing homes with over 1,000 homes benefitting from new boilers and heating systems, over 900 new windows and doors, over 1,600 new kitchens and bathrooms and almost 900 adaptations to support residents to live safely and independently in their homes.

During the Corporate Plan 2020/25 we also kept our promise, with no evictions into homelessness over the past five years. A promise we will keep in our new Corporate Plan 2025/30 which we have recently launched. We have updated our Mission slightly *Together to end Poverty*, reinforcing our purpose and have three corporate objectives which underpin this:

- **ENDING HOMELESSNESS** - An end to homelessness would mean that no-one is sleeping on the street, and no-one is living in temporary accommodation.
- **WARM HOMES** - At ClwydAlyn all our residents would live in warm homes. They are homes that are energy efficient and affordable to heat and live in.
- **GOOD AFFORDABLE FOOD** - In our future world, ClwydAlyn residents would all have access to good food. This means no one goes hungry or skips meals.

These are supported by a further two enabling objectives:

- **LOYAL STAFF** - Who believe in our work and feel that ClwydAlyn values and support them.
- **CORPORATE SUPPORT** - Services that enable the corporate objectives to be achieved.

Cashflow

Cashflow management remains strong, and we continue to hold a minimum of 24 months-worth of committed net cashflows in funds or facilities available for drawdown. We have recently completed a further flexible loan arrangement with Principality, a Welsh lender, providing funds to support our planned development program. Following a review of the Treasury Strategy we also intend to increase the RCF facility over the coming year.

Rating

We were pleased to retain our 'A Stable' credit rating with Standard and Poor's and Moody's rating of A3 'stable'.

Should you have any queries regarding this update you can contact:

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