Financial Update – October 2026
PenArian Housing Finance PLC

Overview

ClwydAlyn has had a strong start to 2026/27, the Financial Statements have been approved by Board, credit agencies continue to return 'A' ratings and the Management Accounts show consistent performance against budget.

Performance

The Financial Statements for 2025/26 have been published and show income has increased year on year by 6.2% despite the disposal of Merton Place in October 2025. Continued investment in homes delivered over 170 new homes in the year and 300 existing homes elevated to EPC C.

The half year management accounts show a really strong performance with income forecast to be £1.5million favourable by year end due to improved solar panel income as a result of investment in servicing, repairs and account management last year enabling ClwydAlyn to invest in improving the energy efficiency of existing homes. The joint venture Onnen is also outperforming expectations and improved income management including voids, arrears and managed uplifts of non-standard tenure types contributing to the strong financial performance.

Carefully managing costs in the inflationary economic environment combined with the improvement in income is leading to a forecast operating margin slightly above the target of 20%.

76 new homes have been handed over to the end of quarter 2 and a total of 243 are forecast to the end of the current year. 80% of the new homes are general needs for social and intermediate rental with the remainder comprising of a small supported housing project for move on accommodation in Conwy and the first phase of an extra care/supported project in Gwynedd.

Cashflow

The new loan debt secured with Principality and the increased and extended RCF with Barclays are in place and are supporting ClwydAlyn's to achieve its objectives. Cashflows are carefully controlled and monitored, balancing the need to continue to invest in new and existing homes while ensuring financial viability remains strong.

Rating

We were pleased to retain our 'A' credit rating with Standard and Poor's, the outlook has changed to 'negative' as a reflection of increasing investment in existing homes and the changing grant regime for a developing RSL in Wales. Standard and Poor's support the actions taken by management to contain the impact of these circumstances. The Moody's rating of A3 'stable' has been retained.

Regulation

We are pleased to announce that ClwydAlyn received its Welsh Government Regulatory Judgement in December 2025 confirming our green status for both Governance and Service Delivery and Financial Viability. Full details of the Judgement can be found on our investors page. Investors - ClwydAlyn

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

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