

Value for Money

Key areas where we think we are able to save money, invest in other areas of the service and work in a better way.

£4,624

Headline Social Housing Cost Per Unit

Management costs	£837
Service costs	£825
Maintenance	£2,049
Major repairs	£796
Other	£118

£21,726,000 reinvested, which includes **£14,916,000** for 169 new homes

57.6 days

Average time to re-let empty properties (all stock)

That's **41 days**

for general needs & **76 days** for supported

Empty homes vacant - **73 - 1.06%** for general needs
76 - 6.10% for supported homes

3.4%

Current tenant rent arrears as a % of annual rent and service income due

Rent loss due to empty homes - **1.90%**
£908K

Some financial stuff

Our Gearing Ratio was

44.2%

Gearing - financial leverage that demonstrates the degree to which MSV's operations are funded by equity capital versus financing

Return on Capital Employed

2.2%

ROCE - measures MSV's profitability and the efficiency with which capital is used

Interest Cover EBITDA MRI

119.1%

Interest Cover EBITDA (MRI) - a measure of MSV's financial durability by examining whether we are profitable enough to pay off our interest expenses.

Operating Margin - **13.4%** Social Lettings Only - **15.4%** Overall Group

