

Landlord Name:	Abertay Housing Association Ltd
RSL Reg No.:	297
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**Approval**

Development Assumption ☐

Development Assumption Comment

A1.1	Date approved	
A1.2	Approver	
A1.3	Approver job title	

## STATEMENT OF COMPREHENSIVE INCOME

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
	£'000	£'000	£'000	£'000	£'000	£'000
Gross rents	7,959.2	7,986.5	8,405.1	8,897.8	9,209.2	9,439.4
Service charges	420.1	420.7	427.0	435.6	446.4	457.6
<b>Gross rents &amp; service charges</b>	<b>8,379.3</b>	<b>8,407.2</b>	<b>8,832.1</b>	<b>9,333.4</b>	<b>9,655.6</b>	<b>9,897.0</b>
Rent loss from voids	84.3	61.8	43.3	45.8	47.4	48.6
<b>Net rent &amp; service charges</b>	<b>8,295.0</b>	<b>8,345.4</b>	<b>8,788.8</b>	<b>9,287.6</b>	<b>9,608.2</b>	<b>9,848.4</b>
Developments for sale income	0.0	0.0	0.0	0.0	0.0	0.0
Grants released from deferred income	360.6	361.4	365.8	424.4	422.9	422.9
Grants from Scottish Ministers	191.9	70.0	71.1	72.5	74.3	76.1
Other grants	0.0	0.0	0.0	0.0	0.0	0.0
Other income	276.3	337.7	838.1	410.5	295.1	541.7
<b>TURNOVER</b>	<b>9,123.8</b>	<b>9,114.5</b>	<b>10,063.8</b>	<b>10,195.0</b>	<b>10,400.5</b>	<b>10,889.1</b>
Less:						
Housing depreciation	2,221.3	2,065.3	2,289.0	2,459.9	2,505.4	2,398.7
Impairment written off / (back)	0.0	0.0	0.0	0.0	0.0	0.0
Management costs	1,693.6	1,945.8	1,895.5	1,923.3	1,967.9	2,004.5
Service costs	371.8	112.8	114.5	116.7	119.7	122.7
Planned maintenance - direct costs	277.4	1,178.9	1,055.4	533.9	540.3	804.7
Re-active & voids maintenance - direct costs	1,950.7	2,010.0	2,003.8	2,079.4	2,124.8	2,184.8
Maintenance overhead costs	494.4	546.2	580.5	603.9	629.6	651.6
Bad debts written off / (back)	108.9	240.4	325.8	272.6	262.7	305.2
Developments for sale costs	0.0	0.0	0.0	0.0	0.0	0.0
Other activity costs	83.4	76.2	77.4	78.9	80.9	82.9
Other costs	35.0	34.2	31.7	31.4	26.8	27.1
	5,015.2	6,144.5	6,084.6	5,640.1	5,752.7	6,183.5
<b>Operating Costs</b>	<b>7,236.5</b>	<b>8,209.8</b>	<b>8,373.6</b>	<b>8,100.0</b>	<b>8,258.1</b>	<b>8,582.2</b>
Gain/(Loss) on disposal of PPE	118.4	0.0	0.0	0.0	0.0	0.0
Exceptional Items - (Income) / Expense	0.0	0.0	0.0	0.0	0.0	0.0
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>2,005.7</b>	<b>904.7</b>	<b>1,690.2</b>	<b>2,095.0</b>	<b>2,142.4</b>	<b>2,306.9</b>
Interest receivable and other income	0.9	3.4	55.8	75.0	76.2	77.4
Interest payable and similar charges	869.3	1,055.5	1,334.6	1,461.1	1,493.9	1,454.1
Increase / (Decrease) in Negative Goodwill	0.0	0.0	0.0	0.0	0.0	0.0
Other Gains / (Losses)	0.0	0.0	0.0	0.0	0.0	0.0
<b>SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAX</b>	<b>1,137.3</b>	<b>(147.4)</b>	<b>411.4</b>	<b>708.9</b>	<b>724.7</b>	<b>930.2</b>
Tax on surplus on ordinary activities	0.0	0.0	0.0	0.0	0.0	0.0
<b>SURPLUS/(DEFICIT) FOR THE YEAR AFTER TAX</b>	<b>1,137.3</b>	<b>(147.4)</b>	<b>411.4</b>	<b>708.9</b>	<b>724.7</b>	<b>930.2</b>
Actuarial (loss) / gain in respect of pension schemes	(219.1)	0.0	0.0	0.0	0.0	0.0
Change in Fair Value of hedged financial instruments.	0.0	0.0	0.0	0.0	0.0	0.0
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>	<b>918.2</b>	<b>(147.4)</b>	<b>411.4</b>	<b>708.9</b>	<b>724.7</b>	<b>930.2</b>

**STATEMENT OF FINANCIAL POSITION**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
	£'000	£'000	£'000	£'000	£'000	£'000
<b>Non-Current Assets</b>						
Intangible Assets & Goodwill	0.0	0.0	0.0	0.0	0.0	0.0
Housing properties - Gross cost or valuation	74,871.6	80,724.4	85,979.9	88,101.9	90,181.5	92,410.8
Less:						
Housing Depreciation	22,571.0	24,636.4	26,925.4	29,385.4	31,890.7	34,289.5
Negative Goodwill	0.0	0.0	0.0	0.0	0.0	0.0
<b>NET HOUSING ASSETS</b>	<b>52,300.6</b>	<b>56,088.0</b>	<b>59,054.5</b>	<b>58,716.5</b>	<b>58,290.8</b>	<b>58,121.3</b>
Non-Current Investments	0.0	0.0	0.0	0.0	0.0	0.0
Other Non Current Assets	137.3	114.7	94.7	75.2	60.5	45.9
<b>TOTAL NON-CURRENT ASSETS</b>	<b>52,437.9</b>	<b>56,202.7</b>	<b>59,149.2</b>	<b>58,791.7</b>	<b>58,351.3</b>	<b>58,167.2</b>
<b>Current Assets</b>						
Net rental receivables	269.9	274.0	280.7	288.8	298.2	305.0
Other receivables, stock & WIP	612.6	612.6	621.8	634.2	650.1	666.3
Investments (non-cash)	0.0	0.0	0.0	0.0	0.0	0.0
Cash at bank and in hand	2,481.5	3,836.1	7,484.5	7,563.2	7,721.5	7,798.6
<b>TOTAL CURRENT ASSETS</b>	<b>3,364.0</b>	<b>4,722.7</b>	<b>8,387.0</b>	<b>8,486.2</b>	<b>8,669.8</b>	<b>8,769.9</b>
<b>Payables : Amounts falling due within One Year</b>						
Loans due within one year	529.1	554.7	581.3	607.8	641.6	672.5
Overdrafts due within one year	0.0	0.0	0.0	0.0	0.0	0.0
Other short-term payables	2,265.2	1,901.8	1,930.3	1,968.9	2,018.1	2,068.6
<b>TOTAL CURRENT LIABILITIES</b>	<b>2,794.3</b>	<b>2,456.5</b>	<b>2,511.6</b>	<b>2,576.7</b>	<b>2,659.7</b>	<b>2,741.1</b>
<b>NET CURRENT ASSETS/(LIABILITIES)</b>	<b>569.7</b>	<b>2,266.2</b>	<b>5,875.4</b>	<b>5,909.5</b>	<b>6,010.1</b>	<b>6,028.8</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<b>53,007.6</b>	<b>58,468.9</b>	<b>65,024.6</b>	<b>64,701.2</b>	<b>64,361.4</b>	<b>64,196.0</b>
<b>Payables : Amounts falling due After One Year</b>						
Loans due after one year	18,751.2	22,700.4	27,919.1	27,311.3	26,669.7	25,997.2
Other long-term payables	0.0	0.0	0.0	0.0	0.0	0.0
Grants to be released	18,134.4	19,793.9	20,719.5	20,295.1	19,872.3	19,449.3
	36,885.6	42,494.3	48,638.6	47,606.4	46,542.0	45,446.5
Provisions for liabilities & charges	0.0	0.0	0.0	0.0	0.0	0.0
Pension asset / (liability)	719.4	719.4	719.4	719.4	719.4	719.4
<b>NET ASSETS</b>	<b>15,402.6</b>	<b>15,255.2</b>	<b>15,666.6</b>	<b>16,375.4</b>	<b>17,100.0</b>	<b>18,030.1</b>
<b>Capital &amp; Reserves</b>						
Share capital	0.1	0.1	0.1	0.1	0.1	0.1
Revaluation reserve	0.0	0.0	0.0	0.0	0.0	0.0
Restricted reserves	0.0	0.0	0.0	0.0	0.0	0.0
Revenue reserves	15,402.5	15,255.1	15,666.5	16,375.3	17,099.9	18,030.0
<b>TOTAL CAPITAL &amp; RESERVES</b>	<b>15,402.6</b>	<b>15,255.2</b>	<b>15,666.6</b>	<b>16,375.4</b>	<b>17,100.0</b>	<b>18,030.1</b>
Intra Group Receivables - as included above	0.0	0.0	0.0	0.0	0.0	0.0
Intra Group Payables - as included above	0.0	0.0	0.0	0.0	0.0	0.0

**STATEMENT OF CASHFLOWS**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
	£'000	£'000	£'000	£'000	£'000	£'000
<b>Net Cash from Operating Activities</b>						
Operating Surplus/(Deficit)	2,005.7	904.7	1,690.2	2,095.0	2,142.4	2,306.9
Depreciation & Amortisation	1,715.2	1,738.1	1,954.8	2,067.0	2,109.3	2,003.0
Impairments / (Revaluation Enhancements)	0.0	0.0	0.0	0.0	0.0	0.0
Increase / (Decrease) in Payables	908.4	0.0	28.5	38.5	49.1	50.3
(Increase) / Decrease in Receivables	(364.7)	(4.0)	(15.9)	(20.5)	(25.3)	(23.0)
(Increase) / Decrease in Stock & WIP	0.0	0.0	0.0	0.0	0.0	0.0
Gain / (Loss) on sale of non-current assets	118.4	0.0	0.0	0.0	0.0	0.0
Other non-cash adjustments	0.0	0.0	0.0	0.0	0.0	0.0
<b>NET CASH FROM OPERATING ACTIVITIES</b>	<b>4,383.0</b>	<b>2,638.8</b>	<b>3,657.6</b>	<b>4,180.0</b>	<b>4,275.5</b>	<b>4,337.2</b>
Tax (Paid) / Refunded	0.0	0.0	0.0	0.0	0.0	0.0
<b>Return on Investment and Servicing of Finance</b>						
Interest Received	0.9	3.4	55.8	75.0	76.2	77.4
Interest (Paid)	(869.3)	(1,204.9)	(1,334.6)	(1,461.1)	(1,493.9)	(1,454.1)
<b>RETURNS ON INVESTMENT AND SERVICING OF FINANCE</b>	<b>(868.4)</b>	<b>(1,201.5)</b>	<b>(1,278.8)</b>	<b>(1,386.1)</b>	<b>(1,417.7)</b>	<b>(1,376.7)</b>
<b>Capital Expenditure &amp; Financial Investment</b>						
Construction or acquisition of Housing properties	(3,643.6)	(4,722.0)	(3,535.7)	0.0	0.0	0.0
Improvement of Housing	(967.9)	(1,130.8)	(1,719.9)	(2,122.0)	(2,079.5)	(2,229.3)
Construction or acquisition of other Land & Buildings	0.0	0.0	0.0	0.0	0.0	0.0
Construction or acquisition of other Non-Current Assets	(30.5)	(11.5)	(11.7)	(11.9)	(12.2)	(12.5)
Sale of Social Housing Properties	118.4	0.0	0.0	0.0	0.0	0.0
Sale of Other Land & Buildings	0.0	0.0	0.0	0.0	0.0	0.0
Sale of Other Non-Current Assets	0.0	0.0	0.0	0.0	0.0	0.0
Grants (Repaid) / Received	3,263.3	2,020.7	1,291.6	0.0	0.0	0.0
<b>CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT</b>	<b>(1,260.3)</b>	<b>(3,843.6)</b>	<b>(3,975.7)</b>	<b>(2,133.9)</b>	<b>(2,091.7)</b>	<b>(2,241.8)</b>
<b>NET CASH BEFORE FINANCING</b>	<b>2,254.3</b>	<b>(2,406.3)</b>	<b>(1,596.9)</b>	<b>660.0</b>	<b>766.1</b>	<b>718.7</b>
<b>Financing</b>						
Equity drawdown	0.0	0.0	0.0	0.0	0.0	0.0
Debt drawdown	0.0	0.0	0.0	0.0	0.0	0.0
Debt repayment	(504.7)	(529.1)	(554.7)	(581.3)	(607.8)	(641.6)
Working Capital (Cash) - Drawn / (Repaid)	(1,090.0)	4,290.0	5,800.0	0.0	0.0	0.0
<b>NET CASH FROM FINANCING</b>	<b>(1,594.7)</b>	<b>3,760.9</b>	<b>5,245.3</b>	<b>(581.3)</b>	<b>(607.8)</b>	<b>(641.6)</b>
<b>INCREASE / (DECREASE) IN NET CASH</b>	<b>659.6</b>	<b>1,354.6</b>	<b>3,648.4</b>	<b>78.7</b>	<b>158.3</b>	<b>77.1</b>
<b>Cash Balance</b>						
Balance Brought Forward	1,821.9	2,481.5	3,836.1	7,484.5	7,563.2	7,721.5
Increase / (Decrease) in Net Cash	659.6	1,354.6	3,648.4	78.7	158.3	77.1
<b>CLOSING BALANCE</b>	<b>2,481.5</b>	<b>3,836.1</b>	<b>7,484.5</b>	<b>7,563.2</b>	<b>7,721.5</b>	<b>7,798.6</b>

**ADDITIONAL INFORMATION**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
	£'000	£'000	£'000	£'000	£'000	£'000
<b>Number of units added during year to:</b>						
New Social Rent Properties added	15	43	44	0	0	0
New MMR Properties added	0	0	0	0	0	0
New Low Costs Home Ownership Properties added	0	0	0	0	0	0
New Properties - Other Tenures added	0	0	0	0	0	0
<b>Total number of new affordable housing units added during year</b>	<b>15</b>	<b>43</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Number of units lost during year from:</b>						
Sales including right to buy	3	0	0	0	0	0
Demolition	0	0	0	0	0	0
Other	0	0	0	0	0	0
<b>Units owned</b>						
Social Rent Properties	1,808	1,851	1,895	1,895	1,895	1,895
MMR Properties	0	0	0	0	0	0
Low Costs Home Ownership Properties	0	0	0	0	0	0
Properties - Other Tenures	0	0	0	0	0	0
<b>Number of units owned at end of period</b>	<b>1,808</b>	<b>1,851</b>	<b>1,895</b>	<b>1,895</b>	<b>1,895</b>	<b>1,895</b>
<b>Number of units managed at end of period (excl. factored units)</b>	<b>1,808</b>	<b>1,851</b>	<b>1,895</b>	<b>1,895</b>	<b>1,895</b>	<b>1,895</b>
<b>Financed by:</b>						
Scottish Housing Grants	1,153.7	3,547.1	3,557.7	0.0	0.0	0.0
Other public subsidy	0.0	0.0	0.0	0.0	0.0	0.0
Private finance	500.4	2,748.8	2,833.5	0.0	0.0	0.0
Sales	0.0	0.0	0.0	0.0	0.0	0.0
Cash reserves	0.0	0.0	0.0	0.0	0.0	0.0
Other	0.0	0.0	0.0	0.0	0.0	0.0
<b>Total cost of new units</b>	<b>1,654.1</b>	<b>6,295.9</b>	<b>6,391.2</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Assumptions:</b>						
General Inflation (%)	1.5	0.5	2.0	2.5	2.5	2.5
Rent increase - Margin above General Inflation (%)	1.0	(0.5)	1.0	1.0	1.0	0.0
Operating cost increase - Margin above General Inflation (%)	0.0	0.0	0.0	0.0	0.0	0.0
Direct maint. cost increase - Margin above General Inflation (%)	0.0	0.0	0.0	0.0	0.0	0.0
Actual / Assumed average salary increase (%)	1.5	0.5	2.0	2.5	2.5	2.5
Average cost of borrowing (%)	4.2	5.4	5.7	5.1	5.4	5.3
Employers Contributions for pensions (%)	17.0	18.0	19.2	19.9	20.3	19.7
Employers Contributions for pensions (£'000)	198.0	219.4	233.5	248.8	260.5	259.4
SHAPS Pensions deficit contributions (£'000)	0.0	0.0	0.0	0.0	0.0	0.0
Min. headroom cover on tightest interest cover covenant (£'000)	1,935.0	320.0	465.0	465.0	560.0	515.0
Minimum headroom cover on tightest gearing covenant (£'000)	19,000.0	16,000.0	16,000.0	16,500.0	16,500.0	17,000.0
Minimum headroom cover on tightest asset cover covenant (£'000)	492.7	730.0	922.5	1,118.4	1,318.2	1,521.7
Total staff costs (including NI & pension costs)	1,581.2	1,657.6	1,665.5	1,712.4	1,762.6	1,800.4
Full time equivalent staff	37.7	40.6	39.8	39.8	39.8	39.8
ESSH Revenue Expenditure included above	0.0	0.0	0.0	0.0	0.0	0.0
ESSH Capital Expenditure included above	23.5	22.5	15.0	48.3	4.5	54.9
Total capital and revenue expenditure on maintenance of pre-1919 properties	0.0	0.0	0.0	0.0	0.0	0.0
Total capital and revenue expenditure on maintenance of all other properties	3,195.2	4,319.7	4,779.1	4,735.3	4,744.7	5,218.8

**RATIOS**

<b>Financial capacity</b>	<b>Year 0</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
Interest cover	504.302%	219.288%	278.241%	291.219%	291.298%	303.597%
Gearing	109.065%	127.294%	134.145%	124.308%	114.560%	104.664%
<b>Efficiency</b>						
Voids	1.006%	0.735%	0.490%	0.491%	0.491%	0.491%
Arrears	3.254%	3.283%	3.194%	3.110%	3.104%	3.097%
Bad debts	1.313%	2.881%	3.707%	2.935%	2.734%	3.099%
Staff costs / turnover	-	18.186%	16.549%	16.796%	16.947%	16.534%
Turnover per unit	£5,046	£4,924	£5,311	£5,380	£5,488	£5,746
Responsive repairs to planned maintenance ratio	0.6	1.1	1.4	1.3	1.2	1.4
<b>Liquidity</b>						
Current ratio	1.2	1.9	3.3	3.3	3.3	3.2
<b>Profitability</b>						
Gross surplus / Deficit	21.983%	9.926%	16.795%	20.549%	20.599%	21.185%
Net surplus / Deficit	12.465%	(1.617%)	4.088%	6.953%	6.968%	8.542%
EBITDA / revenue	35.721%	20.179%	22.450%	23.864%	24.694%	22.741%
<b>Financing</b>						
Debt Burden ratio	2.1	2.6	2.8	2.7	2.6	2.4
Net debt per unit	£9,291	£10,491	£11,090	£10,742	£10,338	£9,958
Debt per unit	£10,664	£12,564	£15,040	£14,733	£14,412	£14,074
<b>Diversification</b>						
Income from non-rental activities	9.084%	8.438%	12.669%	8.900%	7.618%	9.557%

# Comments

Page	Field	Comment
SOCI	Gross rents	44 Properties expected to complete at end of year 2
SOCI	Other income	Owner occupier income, rechargeable repairs, sundry income
SOCI	Other activity costs	Stage 3s and Owners Legal Costs
SOCI	Other costs	Depreciation of non social housing assets
SOFP	Housing properties - Gross cost or valuation	New development costs
SOFP	Provisions for liabilities & charges	0
SOFP	Revaluation reserve	0
SOFP	Restricted reserves	0
SOCF	Debt repayment	Debt increases in year 1 and 2 due to draw down of revolving credit facility
SOCF	Working Capital (Cash) - Drawn / (Repaid)	Repayment / draw down of revolving credit facility
Additional Information	New Social Rent Properties added	New properties coming on stream at end of financial year
Additional Information	Scottish Housing Grants	The figure in both these boxes in year 5 is zero
Additional Information	Private finance	As per instructions, debt drawn down under a revolving credit facility is shown in working capital
Additional Information	Rent increase - Margin above General Inflation (%)	44 New units in year2 are expected at the end of the year
Additional Information	Minimum headroom cover on tightest asset cover covenant (£'000)	19000
Additional Information	Full time Equivalent Staff Curr Year	Filling post which were vacant during 2020/21