

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

A1.1	Date approved	25/05/2022
A1.2	Approver	Marjorie Sloan
A1.3	Approver job title	Corporate Services Director
A1.9	General Comment	

STATEMENT OF COMPREHENSIVE INCOME						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
	£'000	£'000	£'000	£'000	£'000	£'000
Gross rents	8,051.7	8,472.4	8,929.5	9,486.3	9,770.8	10,064.0
Service charges	398.6	403.9	421.7	431.8	440.4	449.2
Gross rents & service charges	8,450.3	8,876.3	9,351.2	9,918.1	10,211.2	10,513.2
Rent loss from voids	65.2	43.5	45.9	48.7	50.1	51.6
Net rent & service charges	8,385.1	8,832.8	9,305.3	9,869.4	10,161.1	10,461.6
Developments for sale income	0.0	0.0	0.0	0.0	0.0	0.0
Grants released from deferred income	432.3	357.4	416.1	417.2	417.2	417.2
Grants from Scottish Ministers	112.4	75.0	78.3	80.2	81.8	83.4
Other grants	0.0	0.0	0.0	0.0	0.0	0.0
Other income	287.9	368.5	817.4	294.8	922.3	420.6
TURNOVER	9,217.7	9,633.7	10,617.1	10,661.6	11,582.4	11,382.8
Less:						
Housing depreciation	2,395.8	2,078.0	2,239.8	2,294.0	2,180.0	2,225.5
Impairment written off / (back)	0.0	0.0	0.0	0.0	0.0	0.0
Management costs	1,607.4	1,940.3	2,059.5	2,129.6	2,205.6	2,267.5
Service costs	376.5	357.8	371.8	389.8	400.4	410.3
Planned maintenance - direct costs	340.1	1,033.3	801.3	73.3	720.0	946.3
Re-active & voids maintenance - direct costs	2,121.3	2,278.1	2,357.4	2,445.8	2,514.1	2,597.1
Maintenance overhead costs	503.5	599.8	645.1	676.8	704.8	731.5
Bad debts written off / (back)	39.7	254.6	332.9	266.8	367.7	299.5
Developments for sale costs	0.0	0.0	0.0	0.0	0.0	0.0
Other activity costs	117.1	81.2	84.8	86.8	88.6	90.3
Other costs	31.9	34.2	31.7	31.4	26.8	27.1
	5,137.5	6,579.3	6,684.5	6,100.3	7,028.0	7,369.6
Operating Costs	7,533.3	8,657.3	8,924.3	8,394.3	9,208.0	9,595.1
Gain/(Loss) on disposal of PPE	231.3	47.0	0.0	0.0	0.0	0.0
Exceptional Items - (Income) / Expense	0.0	0.0	0.0	0.0	0.0	0.0
OPERATING SURPLUS/(DEFICIT)	1,915.7	1,023.4	1,692.8	2,267.3	2,374.4	1,787.7
Interest receivable and other income	0.4	2.0	66.4	58.5	58.4	34.2
Interest payable and similar charges	854.9	936.8	1,278.7	1,367.6	1,347.1	1,201.9
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
SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAX	1,061.2	88.6	480.5	958.2	1,085.7	620.0
Tax on surplus on ordinary activities	0.0	0.0	0.0	0.0	0.0	0.0
SURPLUS/(DEFICIT) FOR THE YEAR AFTER TAX	1,061.2	88.6	480.5	958.2	1,085.7	620.0
Actuarial (loss) / gain in respect of pension schemes	(360.8)	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
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	700.4	88.6	480.5	958.2	1,085.7	620.0

STATEMENT OF FINANCIAL POSITION						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Non-Current Assets	£'000	£'000	£'000	£'000	£'000	£'000
Intangible Assets & Goodwill	0.0	0.0	0.0	0.0	0.0	0.0
Housing properties - Gross cost or valuation	78,764.4	82,438.2	88,577.3	90,861.7	93,055.4	94,812.5
Less:						
Housing Depreciation	24,698.5	26,212.9	28,452.7	30,746.6	32,926.6	35,152.1
Negative Goodwill	0.0	0.0	0.0	0.0	0.0	0.0
NET HOUSING ASSETS	54,065.9	56,225.3	60,124.6	60,115.1	60,128.8	59,660.4
Non-Current Investments	0.0	0.0	0.0	0.0	0.0	0.0
Other Non Current Assets	110.8	94.2	77.6	66.0	51.4	36.8
TOTAL NON-CURRENT ASSETS	54,176.7	56,319.5	60,202.2	60,181.1	60,180.2	59,697.2
Current Assets						
Net rental receivables	372.9	309.0	325.5	335.9	342.0	348.1
Other receivables, stock & WIP	346.4	239.3	249.8	255.8	261.0	266.2
Investments (non-cash)	0.0	0.0	0.0	0.0	0.0	0.0
Cash at bank and in hand	1,383.2	5,562.5	5,869.4	5,836.4	5,876.5	1,000.0
TOTAL CURRENT ASSETS	2,102.5	6,110.8	6,444.7	6,428.1	6,479.5	1,614.3
Payables : Amounts falling due within One Year						
Loans due within one year	547.8	574.9	599.0	657.5	692.3	5,927.8
Overdrafts due within one year	0.0	0.0	0.0	0.0	0.0	0.0
Other short-term payables	1,426.3	1,081.5	1,129.1	1,156.2	1,179.4	1,202.9
TOTAL CURRENT LIABILITIES	1,974.1	1,656.4	1,728.1	1,813.7	1,871.7	7,130.7
NET CURRENT ASSETS/(LIABILITIES)	128.4	4,454.4	4,716.6	4,614.4	4,607.8	(5,516.4)
TOTAL ASSETS LESS CURRENT LIABILITIES	54,305.1	60,773.9	64,918.8	64,795.5	64,788.0	54,180.8
Payables : Amounts falling due After One Year						
Loans due after one year	19,219.3	23,938.0	27,339.0	26,674.6	25,998.6	15,188.5
Other long-term payables	0.0	0.0	0.0	0.0	0.0	0.0
Grants to be released	17,902.9	19,893.2	20,156.8	19,739.6	19,322.3	18,905.1
TOTAL LONG TERM LIABILITIES	37,122.2	43,831.2	47,495.8	46,414.2	45,320.9	34,093.6
Provisions for liabilities & charges	0.0	0.0	0.0	0.0	0.0	0.0
Pension asset / (liability)	304.0	304.0	304.0	304.0	304.0	304.0
NET ASSETS	16,878.9	16,638.7	17,119.0	18,077.3	19,163.1	19,783.2
Capital & Reserves						
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	16,878.8	16,638.6	17,118.9	18,077.2	19,163.0	19,783.1
TOTAL CAPITAL & RESERVES	16,878.9	16,638.7	17,119.0	18,077.3	19,163.1	19,783.2
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
Net Cash from Operating Activities						
Operating Surplus/(Deficit)	1,915.7	1,023.4	1,692.8	2,267.3	2,374.4	1,787.7
Depreciation & Amortisation	2,034.3	1,702.3	1,852.2	1,900.8	1,789.9	1,835.7
Impairments / (Revaluation Enhancements)	0.0	0.0	0.0	0.0	0.0	0.0
Increase / (Decrease) in Payables	(839.0)	0.0	47.6	27.1	23.1	23.6
(Increase) / Decrease in Receivables	162.8	(3.1)	(27.0)	(16.4)	(11.2)	(11.3)
(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	0.0	70.0	0.0	0.0	0.0	0.0
Other non-cash adjustments	10.3	0.0	0.0	0.0	0.0	0.0
NET CASH FROM OPERATING ACTIVITIES	3,284.1	2,792.6	3,565.6	4,178.8	4,176.2	3,635.7
Tax (Paid) / Refunded	0.0	0.0	0.0	0.0	0.0	0.0
Return on Investment and Servicing of Finance						
Interest Received	0.4	2.0	66.4	58.5	58.4	34.2
Interest (Paid)	(854.9)	(1,087.3)	(1,278.7)	(1,367.6)	(1,347.1)	(1,201.9)
RETURNS ON INVESTMENT AND SERVICING OF FINANCE	(854.5)	(1,085.3)	(1,212.3)	(1,309.1)	(1,288.7)	(1,167.7)
Capital Expenditure & Financial Investment						
Construction or acquisition of Housing properties	(2,746.2)	(2,977.3)	(4,376.0)	0.0	0.0	0.0
Improvement of Housing	(1,453.5)	(1,352.5)	(1,763.1)	(2,284.4)	(2,193.7)	(1,757.1)
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	(5.4)	(16.9)	(12.0)	(12.3)	(12.5)	(12.8)
Sale of Social Housing Properties	0.0	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	200.8	2,386.5	679.6	0.0	0.0	0.0
CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT	(4,004.3)	(1,960.2)	(5,471.5)	(2,296.7)	(2,206.2)	(1,769.9)
NET CASH BEFORE FINANCING	(1,574.7)	(252.9)	(3,118.2)	573.0	681.3	698.1
Financing						
Equity drawdown	0.0	0.0	0.0	0.0	0.0	0.0
Debt drawdown	0.0	5,090.0	4,000.0	0.0	0.0	0.0
Debt repayment	(523.6)	(547.8)	(574.9)	(606.0)	(641.2)	(5,872.1)
Working Capital (Cash) - Drawn / (Repaid)	1,000.0	0.0	0.0	0.0	0.0	297.5
NET CASH FROM FINANCING	476.4	4,542.2	3,425.1	(606.0)	(641.2)	(5,574.6)
INCREASE / (DECREASE) IN NET CASH	(1,098.3)	4,289.3	306.9	(33.0)	40.1	(4,876.5)
Cash Balance						
Balance Brought Forward	2,481.5	1,273.2	5,562.5	5,869.4	5,836.4	5,876.5
Increase / (Decrease) in Net Cash	(1,098.3)	4,289.3	306.9	(33.0)	40.1	(4,876.5)
CLOSING BALANCE	1,383.2	5,562.5	5,869.4	5,836.4	5,876.5	1,000.0

ADDITIONAL INFORMATION						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
	£'000	£'000	£'000	£'000	£'000	£'000
Number of units added during year to:						
New Social Rent Properties added	43	0	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
Total number of new affordable housing units added during year	43	0	44	0	0	0
Units developed for sale:						
Number of units developed for sale to RSLs	0	0	0	0	0	0
Number of units developed for sale to non-RSLs	0	0	0	0	0	0
Development Assumption Indicator	Yes					
Number of units lost during year from:						
Sales including right to buy	4	1	0	0	0	0
Demolition	0	0	0	0	0	0
Other	0	0	0	0	0	0
Units owned:						
Social Rent Properties	1,847	1,846	1,890	1,890	1,890	1,890
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
Number of units owned at end of period	1,847	1,846	1,890	1,890	1,890	1,890
Number of units managed at end of period (exclude factored units)	1,847	1,846	1,890	1,890	1,890	1,890
Financed by:						
Scottish Housing Grants	3,547.1	0.0	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	2,876.3	0.0	4,425.6	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
Total cost of new units	6,423.4	0.0	7,983.3	0.0	0.0	0.0
Assumptions:						
General Inflation (%)	0.9	3.1	4.4	2.4	2.0	2.0
Rent increase - Margin above General Inflation (%)	0.0	0.5	1.0	1.0	1.0	1.0
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	1.0	1.0	1.0	1.0	1.0
Actual / Assumed average salary increase (%)	2.2	9.9	7.0	4.9	4.4	4.0
Average cost of borrowing (%)	4.3	4.7	5.2	4.9	4.9	4.5
Employers Contributions for pensions (%)	17.0	18.0	18.0	18.1	17.7	17.1
Employers Contributions for pensions (£'000)	207.6	236.5	242.1	248.2	246.9	241.7
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)	1,485.0	280.0	415.0	415.0	520.0	550.0
Minimum headroom cover on tightest gearing covenant (£'000)	27,050.0	27,500.0	26,500.0	28,500.0	29,400.0	31,500.0
Minimum headroom cover on tightest asset cover covenant (£'000)	368.0	905.0	1,095.0	1,295.0	1,495.0	1,705.0
Total staff costs (including NI & pension costs)	1,586.3	1,665.2	1,944.8	2,041.1	2,124.6	2,199.0
Full time equivalent staff	36.6	37.7	37.7	37.7	37.7	37.7

EESH Revenue Expenditure included above	0.0	0.0	0.0	0.0	0.0	0.0
EESH Capital Expenditure included above	898.0	220.0	683.0	56.7	662.8	18.9
Total capital & revenue expenditure on maint. pre-1919 properties	0.0	0.0	0.0	0.0	0.0	0.0
Total capital & revenue expenditure on maint. all other properties	3,914.9	4,663.9	4,921.8	4,803.5	5,427.8	5,300.5

Estimated decarbonisation cost indicator	No
Estimated decarbonisation cost	-

TRENDS & COMPARATORS

RATIOS	Year -2	Year -1	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	National Median
	Actual	Actual	Outturn	Forecast	Forecast	Forecast	Forecast	Forecast	
Financial capacity									
Interest cover	372.100%	534.900%	384.197%	257.022%	284.038%	309.835%	314.349%	305.342%	442.066%
Gearing	135.800%	109.100%	108.916%	113.894%	128.913%	118.910%	108.617%	101.684%	54.112%
Efficiency									
Voids	0.500%	1.000%	0.772%	0.490%	0.491%	0.491%	0.491%	0.491%	0.622%
Arrears	1.700%	1.500%	4.447%	3.498%	3.498%	3.403%	3.366%	3.327%	2.188%
Bad debts	1.100%	1.300%	0.473%	2.882%	3.578%	2.703%	3.619%	2.863%	0.769%
Staff costs / turnover	17.400%	17.300%	17.209%	17.285%	18.318%	19.144%	18.343%	19.319%	20.732%
Turnover per unit	4,939	5,046	£4,991	£5,219	£5,618	£5,641	£6,128	£6,023	5,194
Responsive repairs to planned maintenance	1.4	0.6	0.8	1.0	1.1	1.0	1.2	1.0	1.9
Liquidity									
Current ratio	1.1	1.1	1.1	3.7	3.7	3.5	3.5	0.2	1.9
Profitability									
Gross surplus / (deficit)	21.100%	22.000%	20.783%	10.623%	15.944%	21.266%	20.500%	15.705%	19.572%
Net surplus / (deficit)	6.600%	10.100%	11.513%	0.920%	4.526%	8.987%	9.374%	5.447%	11.884%
EBITDA / revenue	23.000%	35.700%	31.006%	18.154%	20.434%	21.356%	20.382%	19.820%	31.379%
Financing									
Debt Burden	2.4	2.1	2.1	2.5	2.6	2.6	2.3	1.9	2.1
Net debt per unit	£10,603	£9,291	£9,953	£10,266	£11,677	£11,373	£11,013	£10,644	£7,053
Debt per unit	£11,617	£10,664	£10,702	£13,279	£14,782	£14,461	£14,122	£11,173	£10,560
Diversification									
Income from non-rental activities	10.000%	10.600%	9.033%	8.314%	12.356%	7.430%	12.271%	8.093%	17.477%
INDICATORS									
Turnover	8,870.1	9,123.4	9,217.7	9,633.7	10,617.1	10,661.6	11,582.4	11,382.8	
Operating costs	4,965.8	5,015.3	5,137.5	6,579.3	6,684.5	6,100.3	7,028.0	7,369.6	
Net housing assets	49,956.5	52,300.6	54,065.9	56,225.3	60,124.6	60,115.1	60,128.8	59,660.4	
Cash & current investments	1,821.9	2,481.5	1,383.2	5,562.5	5,869.4	5,836.4	5,876.5	1,000.0	
Debt	20,864.7	19,280.1	19,767.1	24,512.9	27,938.0	27,332.1	26,690.9	21,116.3	
Net assets / capital & reserves	14,020.0	15,402.2	16,878.9	16,638.7	17,119.0	18,077.3	19,163.1	19,783.2	

Comments

Page	Field	Comment
SOCI	Gross rents	44 properties expected to complete in 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 on non social housing assets
SOFP	Housing depreciation	Difference in depreciation in Y1 relates to NBV of sold property.
SOCF	Construction or acquisition of Housing properties	38% of the expenditure against units completed in year 1 was spent in 2020/21
SOCF	Debt drawdown	Debt increases in year 1 &2 due to draw down of revolving credit facility
SOCF	Working Capital (Cash) - Drawn / (Repaid)	As per instructions, debt drawn down under a revolving credit facility is shown in working capital (Y1). Y5 represents new borrowing required which will be arranged nearer the time.
SOCF	Balance Brought Forward	Y1 balance brought forward represents the assumption at the time the budget was set. The actual balance was £110k more
SOCF	Increase / (Decrease) in Net Cash	Y1 balance brought forward represents the assumption at the time the budget was set. The actual balance was £110k more
Additional Information	Other public subsidy	Y1, the Scottish Housing Grant was received in 2020/21 but relates to properties completed in 2021/22. Y2, £475.5k was received in 2020/21 for site purchase.
Additional Information	Private finance	Based on the revolving credit facility and timing of the works, this will be drawn down in years 1 and 2
Additional Information	Rent increase - Margin above General Inflation (%)	Additional 44 properties included in year 2.
Additional Information	Actual / Assumed average salary increase (%)	Y1 includes a restructuring, with increments in future years in addition to percentage pay rise
Additional Information	Full time Equivalent Staff Curr Year	Y1 includes a restructuring, with increments in future years in addition to percentage pay rise