

Landlord Name:	Pineview Housing Association Ltd
RSL Reg No.:	231
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Approval

Development Assumption



Development Assumption Comment

A1.1	Date approved	24/06/2021
A1.2	Approver	Joyce Orr
A1.3	Approver job title	Director

STATEMENT OF COMPREHENSIVE INCOME

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
	£'000	£'000	£'000	£'000	£'000	£'000
Gross rents	2,498.9	3,605.3	3,677.5	3,751.0	3,826.0	3,902.5
Service charges	26.8	12.9	13.2	13.4	13.7	14.0
Gross rents & service charges	2,525.7	3,618.2	3,690.7	3,764.4	3,839.7	3,916.5
Rent loss from voids	6.0	35.3	36.0	36.7	7.5	7.6
Net rent & service charges	2,519.7	3,582.9	3,654.7	3,727.7	3,832.2	3,908.9
Developments for sale income	0.0	0.0	0.0	0.0	0.0	0.0
Grants released from deferred income	702.3	1,007.4	958.1	920.9	852.9	826.1
Grants from Scottish Ministers	18.9	60.0	61.2	62.4	63.7	64.9
Other grants	0.0	0.0	0.0	0.0	0.0	0.0
Other income	7.9	8.2	8.3	8.5	8.7	8.9
TURNOVER	3,248.8	4,658.5	4,682.3	4,719.5	4,757.5	4,808.8
Less:						
Housing depreciation	1,071.1	1,647.0	1,662.8	1,674.7	1,696.5	1,705.0
Impairment written off / (back)	0.0	0.0	0.0	0.0	0.0	0.0
Management costs	855.7	1,265.9	1,322.8	1,365.7	1,354.5	1,393.2
Service costs	53.7	12.1	12.3	12.5	12.8	13.1
Planned maintenance - direct costs	222.9	451.3	344.5	265.7	530.2	424.6
Re-active & voids maintenance - direct costs	232.1	353.8	362.8	371.9	381.3	390.8
Maintenance overhead costs	0.0	0.0	0.0	0.0	0.0	0.0
Bad debts written off / (back)	24.0	71.0	72.4	73.8	75.8	77.4
Developments for sale costs	0.0	0.0	0.0	0.0	0.0	0.0
Other activity costs	29.0	59.4	60.6	61.8	63.0	64.3
Other costs	0.0	0.0	0.0	0.0	0.0	0.0
	1,417.4	2,213.5	2,175.4	2,151.4	2,417.6	2,363.4
Operating Costs	2,488.5	3,860.5	3,838.2	3,826.1	4,114.1	4,068.4
Gain/(Loss) on disposal of PPE	0.0	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
OPERATING SURPLUS/(DEFICIT)	760.3	798.0	844.1	893.4	643.4	740.4
Interest receivable and other income	42.1	6.9	20.7	22.7	25.8	27.4
Interest payable and similar charges	88.8	44.2	45.4	44.7	44.8	43.5
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	713.6	760.7	819.4	871.4	624.4	724.3
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	713.6	760.7	819.4	871.4	624.4	724.3
Actuarial (loss) / gain in respect of pension schemes	(508.0)	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	205.6	760.7	819.4	871.4	624.4	724.3

STATEMENT OF FINANCIAL POSITION

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
	£'000	£'000	£'000	£'000	£'000	£'000
Non-Current Assets						
Intangible Assets & Goodwill	0.0	0.0	0.0	0.0	0.0	0.0
Housing properties - Gross cost or valuation	57,243.4	58,420.5	58,814.9	59,112.8	59,656.9	59,871.0
Less:						
Housing Depreciation	16,714.4	18,361.5	19,629.8	21,006.6	22,159.0	23,649.9
Negative Goodwill	0.0	0.0	0.0	0.0	0.0	0.0
NET HOUSING ASSETS	40,529.0	40,059.0	39,185.1	38,106.2	37,497.9	36,221.1
Non-Current Investments	0.0	0.0	0.0	0.0	0.0	0.0
Other Non Current Assets	66.5	88.0	68.9	47.9	44.9	44.6
TOTAL NON-CURRENT ASSETS	40,595.5	40,147.0	39,254.0	38,154.1	37,542.8	36,265.7
Current Assets						
Net rental receivables	36.5	43.0	58.5	59.6	46.0	46.9
Other receivables, stock & WIP	74.8	74.8	74.8	74.8	74.8	74.8
Investments (non-cash)	0.0	0.0	0.0	0.0	0.0	0.0
Cash at bank and in hand	3,672.0	3,403.8	3,672.3	4,276.1	4,384.5	5,299.7
TOTAL CURRENT ASSETS	3,783.3	3,521.6	3,805.6	4,410.5	4,505.3	5,421.4
Payables : Amounts falling due within One Year						
Loans due within one year	293.1	329.6	300.8	288.1	259.2	243.3
Overdrafts due within one year	0.0	0.0	0.0	0.0	0.0	0.0
Other short-term payables	550.8	550.7	551.0	551.0	551.0	551.0
TOTAL CURRENT LIABILITIES	843.9	880.3	851.8	839.1	810.2	794.3
NET CURRENT ASSETS/(LIABILITIES)	2,939.4	2,641.3	2,953.8	3,571.4	3,695.1	4,627.1
TOTAL ASSETS LESS CURRENT LIABILITIES	43,534.9	42,788.3	42,207.8	41,725.5	41,237.9	40,892.8
Payables : Amounts falling due After One Year						
Loans due after one year	2,746.1	2,382.4	2,081.6	1,793.6	1,534.4	1,291.1
Other long-term payables	0.0	0.0	0.0	0.0	0.0	0.0
Grants to be released	26,751.6	25,744.1	24,786.0	23,865.1	23,012.2	22,186.1
	29,497.7	28,126.5	26,867.6	25,658.7	24,546.6	23,477.2
Provisions for liabilities & charges	0.0	0.0	0.0	0.0	0.0	0.0
Pension asset / (liability)	490.0	353.8	212.8	67.9	0.0	0.0
NET ASSETS	13,547.2	14,308.0	15,127.4	15,998.9	16,691.3	17,415.6
Capital & Reserves						
Share capital	0.3	0.3	0.3	0.3	0.3	0.3
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	13,546.9	14,307.7	15,127.1	15,998.6	16,691.0	17,415.3
TOTAL CAPITAL & RESERVES	13,547.2	14,308.0	15,127.4	15,998.9	16,691.3	17,415.6
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)	760.3	798.0	844.1	893.4	643.4	740.4
Depreciation & Amortisation	1,090.1	1,669.8	1,693.0	1,707.1	1,711.1	1,717.3
Impairments / (Revaluation Enhancements)	0.0	0.0	0.0	0.0	0.0	0.0
Increase / (Decrease) in Payables	(498.7)	(1,143.9)	(1,098.7)	(1,065.7)	(852.9)	(826.1)
(Increase) / Decrease in Receivables	(46.8)	(6.5)	(15.5)	(1.2)	13.7	(0.9)
(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	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
NET CASH FROM OPERATING ACTIVITIES	1,304.9	1,317.4	1,422.9	1,533.6	1,515.3	1,630.7
Tax (Paid) / Refunded	0.0	0.0	0.0	0.0	0.0	0.0
Return on Investment and Servicing of Finance						
Interest Received	26.8	6.9	20.7	22.7	25.8	27.4
Interest (Paid)	(85.8)	(44.2)	(45.4)	(44.7)	(44.7)	(43.5)
RETURNS ON INVESTMENT AND SERVICING OF FINANCE	(59.0)	(37.3)	(24.7)	(22.0)	(18.9)	(16.1)
Capital Expenditure & Financial Investment						
Construction or acquisition of Housing properties	(1,231.2)	0.0	0.0	0.0	0.0	0.0
Improvement of Housing	(95.6)	(1,177.1)	(788.9)	(595.6)	(1,088.2)	(428.3)
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	(6.0)	(44.0)	(11.2)	(11.4)	(11.7)	(11.9)
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	15.3	0.0	0.0	0.0	0.0	0.0
CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT	(1,317.5)	(1,221.1)	(800.1)	(607.0)	(1,099.9)	(440.2)
NET CASH BEFORE FINANCING	(71.6)	59.0	598.1	904.6	396.5	1,174.4
Financing						
Equity drawdown	0.1	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	(333.5)	(327.2)	(329.6)	(300.8)	(288.1)	(259.2)
Working Capital (Cash) - Drawn / (Repaid)	0.0	0.0	0.0	0.0	0.0	0.0
NET CASH FROM FINANCING	(333.4)	(327.2)	(329.6)	(300.8)	(288.1)	(259.2)
INCREASE / (DECREASE) IN NET CASH	(405.0)	(268.2)	268.5	603.8	108.4	915.2
Cash Balance						
Balance Brought Forward	4,077.0	3,672.0	3,403.8	3,672.3	4,276.1	4,384.5
Increase / (Decrease) in Net Cash	(405.0)	(268.2)	268.5	603.8	108.4	915.2
CLOSING BALANCE	3,672.0	3,403.8	3,672.3	4,276.1	4,384.5	5,299.7

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	319	0	0	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	319	0	0	0	0	0
Number of units lost during year from:						
Sales including right to buy	0	0	0	0	0	0
Demolition	0	0	0	0	0	0
Other	0	0	0	0	0	0
Units owned						
Social Rent Properties	852	852	852	852	852	852
MMR Properties	0	0	0	0	0	0
Low Costs Home Ownership Properties	22	22	22	22	22	22
Properties - Other Tenures	1	1	1	1	1	1
Number of units owned at end of period	875	875	875	875	875	875
Number of units managed at end of period (excl. factored units)	0	0	0	0	0	0
Financed by:						
Scottish Housing Grants	0.0	0.0	0.0	0.0	0.0	0.0
Other public subsidy	0.0	0.0	0.0	0.0	0.0	0.0
Private finance	0.0	0.0	0.0	0.0	0.0	0.0
Sales	0.0	0.0	0.0	0.0	0.0	0.0
Cash reserves	1,300.0	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	1,300.0	0.0	0.0	0.0	0.0	0.0
Assumptions:						
General Inflation (%)	2.0	2.0	2.0	2.0	2.0	2.0
Rent increase - Margin above General Inflation (%)	0.0	0.0	0.0	0.0	0.0	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 (%)	0.5	0.5	0.5	0.5	0.5	0.5
Actual / Assumed average salary increase (%)	1.6	0.8	2.0	2.0	2.0	2.0
Average cost of borrowing (%)	1.1	1.4	1.7	1.9	2.1	2.4
Employers Contributions for pensions (%)	11.0	10.0	9.2	9.2	9.2	9.2
Employers Contributions for pensions (£'000)	46.0	62.1	61.4	63.2	64.9	66.2
SHAPS Pensions deficit contributions (£'000)	81.1	136.5	140.6	144.8	0.0	0.0
Min. headroom cover on tightest interest cover covenant (£'000)	936.4	1,243.7	1,349.1	1,444.3	1,428.8	1,562.8
Minimum headroom cover on tightest gearing covenant (£'000)	0.0	0.0	0.0	0.0	0.0	0.0
Minimum headroom cover on tightest asset cover covenant (£'000)	3,707.8	3,876.9	4,046.4	4,182.1	4,301.5	4,417.2
Total staff costs (including NI & pension costs)	670.3	807.4	872.8	898.8	921.9	940.4
Full time equivalent staff	12.0	19.0	18.0	18.0	18.0	18.0
ESSH Revenue Expenditure included above	0.0	0.0	0.0	0.0	0.0	0.0
ESSH Capital Expenditure included above	0.0	0.0	0.0	0.0	0.0	0.0
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	550.6	1,994.4	1,508.5	1,245.8	2,012.4	1,256.8

RATIOS

Financial capacity	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Interest cover	1,552.098%	2,996.154%	3,179.736%	3,481.655%	3,447.651%	3,811.724%
Gearing	(4.671%)	(4.835%)	(8.527%)	(13.716%)	(15.522%)	(21.620%)
Efficiency						
Voids	0.238%	0.976%	0.975%	0.975%	0.195%	0.194%
Arrears	1.449%	1.200%	1.601%	1.599%	1.200%	1.200%
Bad debts	0.952%	1.982%	1.981%	1.980%	1.978%	1.980%
Staff costs / turnover	20.632%	17.332%	18.640%	19.044%	19.378%	19.556%
Turnover per unit	£3,713	£5,324	£5,351	£5,394	£5,437	£5,496
Responsive repairs to planned maintenance ratio	1.4	4.6	3.1	2.3	4.2	2.2
Liquidity						
Current ratio	4.5	4.0	4.5	5.3	5.6	6.8
Profitability						
Gross surplus / Deficit	23.402%	17.130%	18.027%	18.930%	13.524%	15.397%
Net surplus / Deficit	21.965%	16.329%	17.500%	18.464%	13.125%	15.062%
EBITDA / revenue	53.429%	27.217%	36.691%	41.795%	26.310%	41.946%
Financing						
Debt Burden ratio	0.9	0.6	0.5	0.4	0.4	0.3
Net debt per unit	(£723)	(£791)	(£1,474)	(£2,508)	(£2,961)	(£4,303)
Debt per unit	£3,473	£3,099	£2,723	£2,379	£2,050	£1,754
Diversification						
Income from non-rental activities	22.442%	23.089%	21.946%	21.015%	19.449%	18.714%

Comments

Page	Field	Comment
SOFP	Housing depreciation	disposals
SOCF	Construction or acquisition of Housing properties	Year 0 - cash movements re Transfer of Engagements
SOCF	Grants (Repaid) / Received	Year 0 - JRS Grant
Additional Information	'Total cost of new units' / 'Total number of new affordable housing units added during year'	Year 0 Transfer of Engagements
Additional Information	Properties - Other Tenures	1 non-self contained HMO Homelink unit with 4 bedspaces
Additional Information	Scottish Housing Grants	no additional HAG forecast
Additional Information	Cash reserves	£1.25m added investment and £50k wider role as part of Transfer of Engagements promises.
Additional Information	Actual / Assumed average salary increase (%)	Salary increase assumed at general inflation of 2% year 2 to 5
Additional Information	Minimum headroom cover on tightest gearing covenant (£'000)	No gearing covenant
Additional Information	Full time Equivalent Staff Curr Year	the ratio of senior staff to junior staff has changed, with more staff at a lower grade