

Landlord Name:	Ochil View Housing Association Ltd
RSL Reg No.:	213
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Approval

A1.1	Date approved	25/05/2023
A1.2	Approver	Anne Smith
A1.3	Approver job title	Chief Executive
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	6,839.1	7,211.2	7,401.9	7,539.0	7,812.9	8,152.0
Service charges	0.0	0.0	0.0	0.0	0.0	0.0
Gross rents & service charges	6,839.1	7,211.2	7,401.9	7,539.0	7,812.9	8,152.0
Rent loss from voids	46.8	50.2	51.6	52.5	54.4	56.8
Net rent & service charges	6,792.3	7,161.0	7,350.3	7,486.5	7,758.5	8,095.2
Developments for sale income	0.0	0.0	0.0	0.0	0.0	0.0
Grants released from deferred income	856.7	856.7	856.7	856.7	856.7	856.7
Grants from Scottish Ministers	327.0	211.0	101.0	102.0	104.1	106.1
Other grants	0.0	0.0	0.0	0.0	0.0	0.0
Other income	18.5	17.1	17.3	17.6	18.1	18.4
TURNOVER	7,994.5	8,245.8	8,325.3	8,462.8	8,737.4	9,076.4
Less:						
Housing depreciation	1,850.3	1,855.4	1,880.5	1,909.5	1,943.6	1,989.9
Impairment written off / (back)	0.0	0.0	0.0	0.0	0.0	0.0
Management costs	1,988.3	2,159.5	2,184.5	2,247.8	2,297.6	2,365.4
Service costs	175.2	217.9	221.7	225.6	231.8	238.2
Planned maintenance - direct costs	1,025.9	973.8	707.9	672.5	915.7	792.4
Re-active & voids maintenance - direct costs	829.9	941.6	963.4	988.6	1,032.2	1,085.1
Maintenance overhead costs	0.0	0.0	0.0	0.0	0.0	0.0
Bad debts written off / (back)	33.2	53.8	55.3	56.3	58.3	60.9
Developments for sale costs	0.0	0.0	0.0	0.0	0.0	0.0
Other activity costs	54.0	61.1	61.7	62.3	63.6	64.8
Other costs	0.0	0.0	0.0	0.0	0.0	0.0
	4,106.5	4,407.7	4,194.5	4,253.1	4,599.2	4,606.8
Operating Costs	5,956.8	6,263.1	6,075.0	6,162.6	6,542.8	6,596.7
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)	2,037.7	1,982.7	2,250.3	2,300.2	2,194.6	2,479.7
Interest receivable and other income	132.0	272.3	283.6	253.3	292.5	200.8
Interest payable and similar charges	596.0	562.6	527.9	493.2	727.8	686.0
Increase / (Decrease) in Negative Goodwill	0.0	0.0	0.0	0.0	0.0	0.0
Other Gains / (Losses)	102.5	98.7	93.3	88.5	83.6	79.2
SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAX	1,676.2	1,791.1	2,099.3	2,148.8	1,842.9	2,073.7
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	1,676.2	1,791.1	2,099.3	2,148.8	1,842.9	2,073.7
Actuarial (loss) / gain in respect of pension schemes	0.0	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	1,676.2	1,791.1	2,099.3	2,148.8	1,842.9	2,073.7

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	90,891.8	91,928.9	93,952.0	96,978.4	103,614.5	111,920.2
Less:						
Housing Depreciation	30,584.9	32,440.3	34,320.8	36,230.3	38,173.9	40,163.8
Negative Goodwill	0.0	0.0	0.0	0.0	0.0	0.0
NET HOUSING ASSETS	60,306.9	59,488.6	59,631.2	60,748.1	65,440.6	71,756.4
Non-Current Investments	0.0	0.0	0.0	0.0	0.0	0.0
Other Non Current Assets	496.9	484.7	474.0	467.7	452.7	442.1
TOTAL NON-CURRENT ASSETS	60,803.8	59,973.3	60,105.2	61,215.8	65,893.3	72,198.5
Current Assets						
Net rental receivables	22.5	22.7	22.9	23.4	23.9	24.3
Other receivables, stock & WIP	361.7	249.2	263.3	277.1	290.9	304.8
Investments (non-cash)	0.0	0.0	0.0	0.0	0.0	0.0
Cash at bank and in hand	9,347.7	9,951.0	9,804.2	9,531.0	11,821.7	8,374.8
TOTAL CURRENT ASSETS	9,731.9	10,222.9	10,090.4	9,831.5	12,136.5	8,703.9
Payables : Amounts falling due within One Year						
Loans due within one year	1,469.9	1,473.5	1,473.5	1,473.5	1,473.5	1,473.5
Overdrafts due within one year	0.0	0.0	0.0	0.0	0.0	0.0
Other short-term payables	937.6	910.3	910.3	910.3	910.3	910.3
TOTAL CURRENT LIABILITIES	2,407.5	2,383.8	2,383.8	2,383.8	2,383.8	2,383.8
NET CURRENT ASSETS/(LIABILITIES)	7,324.4	7,839.1	7,706.6	7,447.7	9,752.7	6,320.1
TOTAL ASSETS LESS CURRENT LIABILITIES	68,128.2	67,812.4	67,811.8	68,663.5	75,646.0	78,518.6
Payables : Amounts falling due After One Year						
Loans due after one year	20,994.4	19,522.8	18,052.9	16,580.9	20,141.1	18,555.9
Other long-term payables	965.6	866.9	773.6	685.2	601.5	522.3
Grants to be released	32,334.8	31,798.1	31,261.5	31,524.8	33,188.2	35,651.5
TOTAL LONG TERM LIABILITIES	54,294.8	52,187.8	50,088.0	48,790.9	53,930.8	54,729.7
Provisions for liabilities & charges	0.0	0.0	0.0	0.0	0.0	0.0
Pension asset / (liability)	0.0	0.0	0.0	0.0	0.0	0.0
NET ASSETS	13,833.4	15,624.6	17,723.8	19,872.6	21,715.2	23,788.9
Capital & Reserves						
Share capital	0.0	0.0	0.0	0.0	0.0	0.0
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	13,833.4	15,624.6	17,723.8	19,872.6	21,715.2	23,788.9
TOTAL CAPITAL & RESERVES	13,833.4	15,624.6	17,723.8	19,872.6	21,715.2	23,788.9
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)	2,037.7	1,982.7	2,250.3	2,300.2	2,194.6	2,479.7
Depreciation & Amortisation	1,048.8	1,053.9	1,079.0	1,108.0	1,142.1	1,188.4
Impairments / (Revaluation Enhancements)	0.0	0.0	0.0	0.0	0.0	0.0
Increase / (Decrease) in Payables	(109.5)	(27.3)	0.0	0.0	0.0	0.0
(Increase) / Decrease in Receivables	(123.1)	112.3	(14.3)	(14.3)	(14.3)	(14.3)
(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	0.0	0.0	0.0	0.0	0.0
Other non-cash adjustments	(95.7)	(17.7)	(18.8)	3.2	(88.5)	(13.8)
NET CASH FROM OPERATING ACTIVITIES	2,758.2	3,103.9	3,296.2	3,397.1	3,233.9	3,640.0
Tax (Paid) / Refunded	0.0	0.0	0.0	0.0	0.0	0.0
Return on Investment and Servicing of Finance						
Interest Received	132.0	272.3	283.6	253.3	292.5	200.8
Interest (Paid)	(596.0)	(562.6)	(527.9)	(493.2)	(727.8)	(686.0)
RETURNS ON INVESTMENT AND SERVICING OF FINANCE	(464.0)	(290.3)	(244.3)	(239.9)	(435.3)	(485.2)
Capital Expenditure & Financial Investment						
Construction or acquisition of Housing properties	(741.3)	(725.4)	(725.5)	(2,325.3)	(5,125.5)	(6,725.5)
Improvement of Housing	(1,175.1)	(311.7)	(1,297.7)	(701.0)	(1,510.6)	(1,580.3)
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	(19.4)	(25.2)	(25.6)	(52.2)	(26.8)	(27.5)
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	350.0	320.0	320.0	1,120.0	2,520.0	3,320.0
CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT	(1,585.8)	(742.3)	(1,728.8)	(1,958.5)	(4,142.9)	(5,013.3)
NET CASH BEFORE FINANCING	708.4	2,071.3	1,323.1	1,198.7	(1,344.3)	(1,858.5)
Financing						
Equity drawdown	0.0	0.0	0.0	0.0	0.0	0.0
Debt drawdown	0.0	0.0	0.0	0.0	5,200.0	0.0
Debt repayment	(1,471.0)	(1,468.0)	(1,469.9)	(1,471.9)	(1,565.0)	(1,588.4)
Working Capital (Cash) - Drawn / (Repaid)	0.0	0.0	0.0	0.0	0.0	0.0
NET CASH FROM FINANCING	(1,471.0)	(1,468.0)	(1,469.9)	(1,471.9)	3,635.0	(1,588.4)
INCREASE / (DECREASE) IN NET CASH	(762.6)	603.3	(146.8)	(273.2)	2,290.7	(3,446.9)
Cash Balance						
Balance Brought Forward	10,110.3	9,347.7	9,951.0	9,804.2	9,531.0	11,821.7
Increase / (Decrease) in Net Cash	(762.6)	603.3	(146.8)	(273.2)	2,290.7	(3,446.9)
CLOSING BALANCE	9,347.7	9,951.0	9,804.2	9,531.0	11,821.7	8,374.8

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	9	8	8	16	30	38
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	9	8	8	16	30	38
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	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	1,445	1,453	1,461	1,477	1,507	1,545
MMR Properties	0	0	0	0	0	0
Low Costs Home Ownership Properties	16	16	16	16	16	16
Properties - Other Tenures	0	0	0	0	0	0
Number of units owned at end of period	1,461	1,469	1,477	1,493	1,523	1,561
Number of units managed at end of period (exclude factored units)	1,461	1,469	1,477	1,493	1,523	1,561
Financed by:						
Scottish Housing Grants	350.0	320.0	320.0	1,120.0	2,520.0	3,320.0
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	2,200.0	3,000.0
Sales	0.0	0.0	0.0	0.0	0.0	0.0
Cash reserves	391.3	405.4	405.5	1,205.3	405.5	405.5
Other	0.0	0.0	0.0	0.0	0.0	0.0
Total cost of new units	741.3	725.4	725.5	2,325.3	5,125.5	6,725.5
Assumptions:						
General Inflation (%)	0.1	0.0	1.0	1.0	2.0	2.0
Rent increase - Margin above/below General Inflation (%)	0.0	0.0	1.0	0.0	0.0	0.0
Operating cost increase - Margin above/below General Inflation (%)	0.0	0.0	0.5	0.5	0.5	0.5
Direct maint. cost increase - Margin above/below General Inflation (%)	0.0	0.0	0.8	0.8	0.8	0.8
Actual / Assumed average salary increase (%)	4.1	5.2	1.5	1.5	2.5	2.5
Average cost of borrowing (%)	2.6	2.6	2.6	2.6	3.7	3.3
Employers Contributions for pensions (%)	14.3	14.3	14.3	14.3	14.3	14.3
Employers Contributions for pensions (£'000)	205.4	234.1	237.6	241.2	247.2	253.4
SHAPS Pensions deficit contributions (£'000)	95.8	0.0	0.0	0.0	0.0	0.0
Min. headroom cover on tightest interest cover covenant (£'000)	2,400.0	2,350.0	2,750.0	2,850.0	2,300.0	2,550.0
Minimum headroom cover on tightest gearing covenant (£'000)	19,000.0	21,000.0	23,000.0	25,000.0	25,500.0	30,000.0
Minimum headroom cover on tightest asset cover covenant (£'000)	143.0	208.8	266.1	331.4	398.7	468.5
Total staff costs (including NI & pension costs)	1,392.4	1,381.6	1,405.8	1,430.4	1,469.7	1,510.1
Full time equivalent staff	26.7	27.0	27.0	27.0	27.0	27.0

EESH Revenue Expenditure included above	4.9	5.6	5.7	5.8	5.9	6.0
EESH Capital Expenditure included above	216.9	0.0	0.0	0.0	0.0	0.0
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	3,030.9	2,227.1	2,969.0	2,362.1	3,458.5	3,457.8

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	519.443%	635.430%	484.933%	600.107%	678.121%	740.146%	484.529%	559.883%	532.318%
Gearing	125.246%	112.816%	94.818%	70.692%	54.854%	42.890%	45.097%	48.992%	47.961%
Efficiency									
Voids	1.211%	0.620%	0.684%	0.696%	0.697%	0.696%	0.696%	0.697%	0.854%
Arrears	0.401%	0.377%	0.331%	0.317%	0.312%	0.313%	0.308%	0.300%	1.900%
Bad debts	(0.062%)	0.220%	0.489%	0.751%	0.752%	0.752%	0.751%	0.752%	0.391%
Staff costs / turnover	16.073%	16.486%	17.417%	16.755%	16.886%	16.902%	16.821%	16.638%	21.039%
Turnover per unit	£5,209	£5,094	£5,472	£5,613	£5,637	£5,668	£5,737	£5,814	£5,458
Responsive repairs to planned maintenance	1.5	1.9	2.7	1.4	2.1	1.4	2.4	2.2	1.8
Liquidity									
Current ratio	3.4	3.0	4.0	4.3	4.2	4.1	5.1	3.7	2.1
Profitability									
Gross surplus / (deficit)	29.831%	23.725%	25.489%	24.045%	27.030%	27.180%	25.117%	27.320%	18.479%
Net surplus / (deficit)	24.160%	18.124%	20.967%	21.721%	25.216%	25.391%	21.092%	22.847%	12.665%
EBITDA / revenue	52.027%	41.339%	33.935%	42.766%	34.030%	41.460%	30.073%	31.833%	29.312%
Financing									
Debt Burden	3.1	3.2	2.8	2.5	2.3	2.1	2.5	2.2	1.9
Net debt per unit	£9,093	£9,520	£8,978	£7,519	£6,582	£5,709	£6,430	£7,466	£7,102
Debt per unit	£16,259	£16,483	£15,376	£14,293	£13,220	£12,093	£14,192	£12,831	£10,687
Diversification									
Income from non-rental activities	15.387%	14.028%	15.038%	13.156%	11.711%	11.536%	11.204%	10.810%	17.598%
INDICATORS									
Turnover	7,376.2	7,396.4	7,994.5	8,245.8	8,325.3	8,462.8	8,737.4	9,076.4	
Operating costs	3,325.5	3,850.6	4,106.5	4,407.7	4,194.5	4,253.1	4,599.2	4,606.8	
Net housing assets	55,826.5	60,240.7	60,306.9	59,488.6	59,631.2	60,748.1	65,440.6	71,756.4	
Cash & current investments	10,146.2	10,110.3	9,347.7	9,951.0	9,804.2	9,531.0	11,821.7	8,374.8	
Debt	23,022.1	23,933.7	22,464.3	20,996.3	19,526.4	18,054.4	21,614.6	20,029.4	
Net assets / capital & reserves	10,280.5	12,253.0	13,833.4	15,624.6	17,723.8	19,872.6	21,715.2	23,788.9	

Comments

Page	Field	Comment
SOCI	Gross rents	Year 1-5 include assumption of 8 off the shelf units per annum added. In addition, a further 8 , 22 and 30 units respectively in years 3 to 5.
SOCI	Grants from Scottish Ministers	Grants received from Scottish Government in respect of medical adaptations
SOCI	Other income	Factoring income, other sundry income
SOCI	Planned maintenance - direct costs	Includes medical adaptation costs (grant funded)
SOCI	Other activity costs	Includes factoring costs and recharge repairs write offs
SOCI	Other Gains / (Losses)	Unwinding of the adjustment for breakage costs incurred when loans were re-fixed in 2017 - as per the exceptional item disclosed in the annual accounts
SOCI	Actuarial (loss) / gain in respect of pension schemes	Information form SHAPS re position for 31/3/23 not available at the time of producing the long term financial forecasts. No attempt has been made to forecast this, as figures fluctuate substantially and there is currently no past service deficit payment requirement
SOFP	Housing properties - Gross cost or valuation	Additions include component replacements and 100 units being added over the 5 year period.
SOFP	Other long-term payables	this item relates to breakage costs resulting from the loan fix in 2017 - this "unwinds" via a release to the Statement of Comprehensive income over the period of the loan
SOCF	Construction or acquisition of Housing properties	8 units per annum off the shelf purchases and a further 8, 22 and 30 development units respectively in years 3,4 and 5
SOCF	Improvement of Housing	Component replacements planned
SOCF	Debt drawdown	Assumption is that private finance would be arranged for units developed in years 4 and 5 and that this will be drawn down in year 4. This is subject

Page	Field	Comment
		to review, and will depend on current economic climate/interest rates.
Additional Information	New Social Rent Properties added	8 off the shelf units per annum plus an additional 8, 22 and 30 development units in years 4 and 5
Additional Information	'Total cost of new units' / 'Total number of new affordable housing units added during year'	In last year's return year 0 included the 33 units delivered at Elm Grove, Alloa. These have dropped off the return this year resulting in the total number of units from year 0 to year 5 reducing
Additional Information	Number of units managed at end of period (exclude factored units)	SHR: Updated as per email 06/07/2023
Additional Information	Private finance	Assumption in plan is that private finance of £5.2m would be secured and drawn down in year 4, although £3m of this would be used to fund the new units in year 5.
Additional Information	General Inflation (%)	No general inflation rate was used in the year 1 projections, as year 1 projections were based on the annual budget for 2023/24 which reflects actual expected costs
Additional Information	Rent increase - Margin above General Inflation (%)	In year 2 an additional 1% was agreed as part of the rent consultation with tenants during 2022 that an additional 1% would be added in 2024/25, allowing rents to be restricted to 5%, substantially lower than inflation in 2023/24. See note above re general inflation
Additional Information	Operating cost increase - Margin above General Inflation (%)	No operating cost margin over inflation was applied in year 1 as year 1 figures are based on annual budget for 2023/2024 which reflects actual expected costs
Additional Information	Direct maintenance cost increase - Margin above General Inflation (%)	No direct maintenance cost margin was applied in year 1 as year 1 projections were based on annual budget for 2023/2024 which reflects actual expected costs
Additional Information	Employers Contributions for pensions (%)	This is the maximum contribution. Currently, employers contribution for the CARE 70th scheme is 14.2%, and 12% for the Defined Benefit scheme

Page	Field	Comment
Additional Information	Employers Contributions for pensions (£'000)	Slightly lower in Year 0 due to senior staff position not being filled
Additional Information	SHAPS Pensions deficit contributions (£'000)	Deficit payments ceased September 2022 and no further payments are currently forecast
Additional Information	Full time Equivalent Staff Curr Year	FTE in year 0 is lower than 27.0 due to a portion of the year when the Director of Finance and Corporate Services position was not filled.
Additional Information	EESH Revenue Expenditure included above	Consultants fees
Additional Information	EESH Capital Expenditure included above	Expenditure finalising the contract for older steel framed stock (EWI, solar panels)