Loan Portfolio Annual Return 2024-2025

Scottish Housing Regulator

Landlord name:	Ochil View Housing Association Ltd
RSL Reg. No.:	213
Report generated date:	16/12/2025 15:40:27

Approval	
Date approved:	26/06/2025
Approver:	Stephen Wilson
Approver job title	Director of Finance & Corporate Services

Submission		
Nil return		No
Date of Return		31/03/2025
Accounting year-end		March
Number of housing units owned by RSL		1,461
Number of housing units used for Security		945
Unencumbered housing units		516
What Percentage of unencumbered housing units has a Positive value?		100.00%
Does a Lender have a floating charge over the company assets?		No
Loan Debt Outstanding	Less than 1 year	1,475.8
	Between 1 and 2 years	1,477.8
	Beyond 2 years and up to 5 years	4,448.6
	Greater than 5 years	12,117.7
	Total	19,519.9
Total value of interest payable for the Financial Year		528.9
Submission Comments		
		N/A

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Covenants for Loans

Covenant Sequence Number	Type of Covenant applied	How is this Covenant calculated?	Required levels	Frequency of reporting to lender	Date of last report to lender	Actual levels achieved at that date
1	Interest Cover	Operating Surplus, add back depreciation, less amortised grant, less past service deficit contributions	Not less than 110%	Quarterly	31/03/2025	2069%
2	Gearing (%)	Loans outstanding as a % of housing assets cost	Less than 46%	Quarterly	31/03/2025	21.2%
3	Net Debt per unit	Total financial indebtedness less available cash divided by total number of units to be less than £25,000	Less than £25,000	Quarterly	31/03/2025	£6213

Facilities

Facility Reference Number	Name of Lender	New Facility?	Charge holder	Security Trustee in place?	Start Date	End Date	Total Facility (£'000s)	Reason for Total Facility Change	Balance of Facility Outstanding (£'000s)	Facility Undrawn (£'000s)	Next five years?	Undrawn Facility for?	Details
OCHBOS002	Bank of Scotland	No		No	09/03/2022	11/04/2047	2,200.0		2,026.7	0.0			
OCHRBS001	Royal Bank of Scotland plc	No		No	01/05/2008	01/05/2041	27,000.0		17,493.2	98.2	No		
Totals							29,200.0		19,519.9	98.2			

Facilities

Facility Reference Number	Name of Lender	Funds Committed?	Fees - Arrangement	Fees - Non-utilisation	Fees - Other	Fees - Details	All lenders within this syndicate	Linked to ESG Credentials?	Facility Comments
OCHBOS002	Bank of Scotland		Yes	No	No			No	
OCHRBS001	Royal Bank of Scotland plc		No	No	No			No	The secured stock was last revalued by Jones Lang Lasalle in December 2024. The undrawn facility of £98.2K was not required at the time of the original drawdown and the window to draw this down has now expired. Therefore this will never be drawn down.

Loans

Facility Reference Number	Loan Reference Number	Loan Type	Purpose of Loan	Loan Purpose Details	Total Loan Amt (£'000s)	Balance O/S (£'000s)	Repmnt Terms	Ref Int Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	First Cap Repmnt Date	Final Cap Repmnt Date	First Int Pmnt Date	Interest is being
OCHBOS002	BOSFIXED004	Fixed Rate Loan	Affordable Housing Development		2,200.0	2,026.7	Fully Amortising	Fixed Rate Percentage		3.5280%	11/04/2022	11/04/2047	11/04/2022	Paid
OCHBOS002 Total					2,200.0	2,026.7								
OCHRBS001	RBSFIXED001	Fixed Rate Loan	Affordable Housing Development		7,750.0	3,305.1	Interest only then capital and interest	Fixed Rate Percentage		1.7220%	16/09/2015	16/09/2032	16/09/2008	Paid
OCHRBS001	RBSFIXED002	Fixed Rate Loan	Affordable Housing Development		9,250.0	6,063.1	Interest only then capital and interest	Fixed Rate Percentage		1.7830%	20/08/2018	19/05/2038	01/05/2011	Paid
OCHRBS001	RBSFIXED003	Fixed Rate Loan	Affordable Housing Development		10,000.0	8,125.0	Interest only then capital and interest	Fixed Rate Percentage		3.3190%	03/08/2021	03/05/2041	03/08/2011	Paid
OCHRBS001 Total					27,000.0	17,493.2								
Totals					29,200.0	19,519.9								

Loans

Facility Reference Number	Loan Reference Number	New Loan?	Loan to be repaid?	Start Date	Fin cap Rep Date Ind	Current deal expiry date	Forward fixes neg with Lender?	Fees - Arrangement	Fees - Non-utilisation	Fees - Other	Fees - Details	Percentage of Security provided by Social Housing assets (%)	Value of Security provided by Social Housing units (£'000s)	Basis of valuation	Date of valuation	Loan not linked to Covenant	Loan Comments
OCHBOS002	BOSFIXED004	No	No	09/03/2022	Yes			Yes	No	No		100.00%	2,400.0	EUV-SH with sales	01/12/2021		Full drawdown 9/3/22 and fully fixed for 25 years
OCHRBS001	RBSFIXED001	No	No	16/12/2013	No	16/06/2032	No	Yes	No	No		100.00%	10,904.3	EUV-SH with sales	11/12/2024		Margin on loan changed from 0.3% to 0.325% on 18/9/20. This took the overall "all in" fixed rate from 1.697% to 1.722%
OCHRBS001	RBSFIXED002	No	No	01/05/2008	No	19/08/2032	No	Yes	No	No		100.00%	13,014.9	EUV-SH with sales	11/12/2024		
OCHRBS001	RBSFIXED003	No	No	03/02/2014	No	03/11/2032	No	Yes	No	No		100.00%	14,070.7	EUV-SH with sales	11/12/2024		

Loans Covenants

Facility Reference Number	Loan Reference Number	Covenant Sequence Number	Type of Covenant applied	How is this Covenant calculated?	Required levels	Frequency of reporting to lender	Actual levels achieved at that date
OCHBOS002	BOSFIXED004	1	Interest Cover	Operating Surplus, add back depreciation, less amortised grant, less past service deficit contributions	Not less than 110%	Quarterly	2069%
OCHBOS002	BOSFIXED004	3	Net Debt per unit	Total financial indebtedness less available cash divided by total number of units to be less than £25,000	Less than £25,000	Quarterly	£6213
OCHRBS001	RBSFIXED001	1	Interest Cover	Operating Surplus, add back depreciation, less amortised grant, less past service deficit contributions	Not less than 110%	Quarterly	2069%
OCHRBS001	RBSFIXED001	2	Gearing (%)	Loans outstanding as a % of housing assets cost	Less than 46%	Quarterly	21.2%
OCHRBS001	RBSFIXED002	1	Interest Cover	Operating Surplus, add back depreciation, less amortised grant, less past service deficit contributions	Not less than 110%	Quarterly	2069%
OCHRBS001	RBSFIXED002	2	Gearing (%)	Loans outstanding as a % of housing assets cost	Less than 46%	Quarterly	21.2%
OCHRBS001	RBSFIXED003	1	Interest Cover	Operating Surplus, add back depreciation, less amortised grant, less past service deficit contributions	Not less than 110%	Quarterly	2069%
OCHRBS001	RBSFIXED003	2	Gearing (%)	Loans outstanding as a % of housing assets cost	Less than 46%	Quarterly	21.2%

Embedded Interest Rate Derivatives

Facility Reference Number	Loan Reference Number	Sequence Number	Derivative Type	Amount (£'000s)	Date From	Date To	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)

IGF Lend

Sequence Number	Name of the organisation that the funding is provided to	Relationship to RSL	Amount Provided (£'000s)	Balance O/S (£'000s)	Purpose of loan	Details	Duration of funding arrangement (months)	Start Date	End Date	First repayment date	Is Funding Provided Part of Funds Borrowed?	Loan Reference Number	Lender aware of on Lending Arrangement?

IGF Lend

Sequence Number	Name of the organisation that the funding is provided to	Security taken?	Type of Security	Type of Security details	Value of Security (£'000s)	Loan Agreement in Place?	Loan Type	Repayment Period (months)	Repayment terms	Reference Interest Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	IGF Lend Comments

IGF Borrow

Sequence Number	Name of organisation that the funding is provided from	Relationship to RSL	Amount Received (£'000s)	Balance O/S (£'000s)	Purpose of loan	Details	Duration of funding arrangement (months)	Start Date	End Date	First repayment date

IGF Borrow

Sequence Number	Name of organisation that the funding is provided from	Security taken?	Type of security	Details	Value of security (£'000s)	Loan Agreement in place?	Loan Type	Repayment period (months)	Repayment terms	Reference Interest Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	IGF Borrow Comments

ISDAs

Sequence Number	Name of Lender	Amount (£'000s)	Start Date	End Date	Reference Interest Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	Mark to Market Threshold before collateral calls (£'000s)	Mark to Market Value (£'000s)	Date of Mark to Market Valuation	Implied loss or gain on Mark to Market Valuation (£'000s)	Type of collateral calls	Under which method are they marked?	Frequency of Call	Loan linked ISDA?	Loan Ref No	ISDA Comments

ISDA Covenants

ISDA Sequence Number	Sequence Number	Type of covenant applied	How is this Covenant calculated?	Required levels	Frequency of reporting to lender	Date of last report to lender	Actual levels achieved at that date