

RSL: 213 - Ochil View Housing Association Ltd (OCH)

Return	Annual Return 2019	31/03/2019
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Approval

Date Approved	
Approver	
Approver Job Title	

Submission Comments

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Further Return Details

Accounting Year End	Do you have any ISDAs?	Does Lender have a floating charge over the company's assets	Intragroup Lending / Borrowing
March	No	No	No

Social Housing Units

Owned by RSL	Used for Security	Unencumbered	% of Unencumbered with positive value
1403	902	501	100.00
Comment			

Total for Live Facilities

Total Facility (£'000s)	Facility Outstanding (£'000s)	Facility Undrawn (£'000s)
27,000.0	24,849.1	98.2

1 Facility Detail 1

Facility Number	Lender	Status	Facility Total £'000s	Start Date	End Date	Amount Undrawn	Amount Outstanding	Undrawn Facility For	Details	Committed?	Next 5 Yrs?	Multi Lender
OCHRBS001	Royal Bank of Scotland plc	Live	27,000.0	01/05/2008	01/05/2041	98.2	24,849.1				No	No

Chargeholder	
Security Trustee	No

Facility Fees

		Details	Additional Lenders
Arrangement Fees	Y		
Non-Utilisation Fees	N		
Other Fees	N		

Facility Comments

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1.1.1 Loan Details 1

Ref No	Status	Start Date	Type	Amount	O/standing	Repayment Terms	Terms of Loan	Purpose	Details	Ref Rate	Margin / All-in Rate
RBSFIXED003	Live	03/02/2014	Fixed Rate Loan	10,000.0	10,000.0	Interest only then capital and interest	No	Affordable Housing Development		Fixed Rate Percentage	3.319

1.1.2 Additional Loan and Security Detail

Loan Ref No	First Capital Repayment	Final Capital Payment	Int is being	First Interest Payment	Deal Expires	Forward Fixes	Security from Social Housing %	Social Housing Security Value £'000s	Basis	Date of Valuation	Covenants
RBSFIXED003	03/08/2021	03/05/2041	Paid	03/08/2011	03/11/2032	No	100.00	14,022.0	EUV-SH with sales	01/11/2018	Yes

1.1.2.1.1 Covenant Detail 1

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
RBSFIXED003	1	Gearing (%)	this will not exceed 46%	Quarterly	31/03/2019	30.9%
How is it calculated?		The borrower shall procure that Total Financial Indebtedness expressed as a percentage of the historic cost of properties shall not at any time exceed 46%				

1.1.2.1.2 Covenant Detail 2

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
RBSFIXED003	4	Interest Cover	not less than 110%	Quarterly	31/03/2019	472%
How is it calculated?		Adjusted Operating Surplus expressed as a percentage of net interest payable shall not be less than 110%				

Loan Fees

		Details
Arrangement Fees	Y	
Non-Utilisation Fees	N	
Other Fees	N	

1.1.3 Loan Details 2

Ref No	Status	Start Date	Type	Amount	O/standing	Repayment Terms	Terms of Loan	Purpose	Details	Ref Rate	Margin / All-in Rate
RBSVAR001	Live	16/12/2013	Fixed Rate Loan	7,750.0	6,040.5	Interest only then capital and interest	No	Affordable Housing Development		Fixed Rate Percentage	1.697

1.1.4 Additional Loan and Security Detail

Loan Ref No	First Capital Repayment	Final Capital Payment	Int is being	First Interest Payment	Deal Expires	Forward Fixes	Security from Social Housing %	Social Housing Security Value £'000s	Basis	Date of Valuation	Covenants
RBSVAR001	16/09/2015	16/09/2032	Paid	16/09/2005	16/06/2032	No	100.00	10,867.0	EUV-SH with sales	01/11/2018	Yes

1.1.4.1.1 Covenant Detail 1

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
RBSVAR001	1	Gearing (%)	will not exceed 46%	Quarterly	31/03/2019	30.9%
How is it calculated?		The borrower shall procure that Net Financial Indebtedness expressed as a percentage of the historic cost of properties shall be not more than 46%				

1.1.4.1.2 Covenant Detail 2

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
RBSVAR001	3	Interest Cover	not less than 110%	Quarterly	31/03/2019	472%
How is it calculated?		Adjusted Operating Surplus expressed as a percentage of Net Interest Payable shall not be less than 110%				

Loan Fees

		Details
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Arrangement Fees	Y	
Non-Utilisation Fees	N	
Other Fees	N	

1.1.5 Loan Details 3

Ref No	Status	Start Date	Type	Amount	O/standing	Repayment Terms	Terms of Loan	Purpose	Details	Ref Rate	Margin / All-in Rate
RBSVAR002	Live	01/05/2008	Fixed Rate Loan	9,250.0	8,808.6	Interest only then capital and interest	No	Affordable Housing Development		Fixed Rate Percentage	1.783

1.1.6 Additional Loan and Security Detail

Loan Ref No	First Capital Repayment	Final Capital Payment	Int is being	First Interest Payment	Deal Expires	Forward Fixes	Security from Social Housing %	Social Housing Security Value £'000s	Basis	Date of Valuation	Covenants
RBSVAR002	20/08/2018	19/05/2038	Paid	01/05/2011	19/08/2032	No	100.00	12,748.0	EUV-SH with sales	01/11/2018	Yes

1.1.6.1.1 Covenant Detail 1

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
RBSVAR002	1	Gearing (%)	not to exceed 46%	Quarterly	31/03/2019	30.9%

How is it calculated?	The borrower shall procure that Total Financial Indebtedness expressed as a percentage of Historic Cost of Properties shall not exceed 46%
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1.1.6.1.2 Covenant Detail 2

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
RBSVAR002	3	Interest Cover	not less than 110%	Quarterly	31/03/2019	472%
How is it calculated?	Adjusted Operating Surplus expressed as a percentage of Net Interest Paid will not be less than 110%					

Loan Fees

		Details
Arrangement Fees	Y	
Non-Utilisation Fees	N	
Other Fees	N	