

RSL: 311 - Homes for Life Housing Partnership (HFL)

Return	Annual Return 2019	31/03/2019
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Approval

Date Approved	26/06/2019
Approver	Alison Gorrie
Approver Job Title	Corporate Services Officer

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	Yes	No

Social Housing Units

Owned by RSL	Used for Security	Unencumbered	% of Unencumbered with positive value
309	273	36	100.00
Comment			

Total for Live Facilities

Total Facility (£'000s)	Facility Outstanding (£'000s)	Facility Undrawn (£'000s)
4,020.8	1,394.3	0.0

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
HFLNBS001	Nationwide Building Society	Live	4,020.8	28/03/2008	01/04/2023	0.0	1,394.3					No

Chargeholder	NBS t/a DBS
Security Trustee	No

Facility Fees

		Details
Arrangement Fees	N	
Non-Utilisation Fees	N	
Other Fees	Y	Legal and valuation fees of lender.

Additional Lenders

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	Margi n / All- in Rate
NBSFIXED001	Live	28/03/2008	Fixed Rate Loan	4,020.8	1,394.3	Fully Amortising	Yes	Affordable Housing Development		Fixed Rate Percentage	5.5050

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	Coven ants
NBSFIXED001	31/05/2008	01/04/2023	Paid	31/05/2008			100.00	6,921.0	EUV-SH without sales	24/09/2004	Yes

Loan Fees

		Details
Arrangement Fees	N	

Non-Utilisation Fees	N	
Other Fees	Y	Lender's legal fees

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
NBSFIXED001	1	Interest Cover	>=110%	Annually	13/09/2018	334%
How is it calculated?	(Operating surplus + Interest receivable + Transfers from Designated reserves) / (Interest payable + Interest capitalised)					

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
NBSFIXED001	2	Loan to Value	>=105%	Annually	13/09/2018	409%
How is it calculated?	Valuation of secured property / Loan value					