

# Financial Projections & Assumptions

2019

## Homes for Life Housing Partnership

311



Scottish Housing  
Regulator

PLEASE USE "0" FOR NIL VALUES THROUGHOUT THIS RETURN

### STATEMENT OF COMPREHENSIVE INCOME

		2018/19 Year 0 £'000	2019/20 Year 1 £'000	2020/21 Year 2 £'000	2021/22 Year 3 £'000	2022/23 Year 4 £'000	2023/24 Year 5 £'000	
Gross rents	10 :	1,375.5	1,418.7	1,447.1	1,476.0	1,505.5	1,535.6	
Service charges	11 :	0.0	0.0	0.0	0.0	0.0	0.0	
<b>Gross rents &amp; service charges</b>	12 :	1,375.5	1,418.7	1,447.1	1,476.0	1,505.5	1,535.6	10+11
Rent loss from voids	13 :	4.0	14.2	14.5	14.8	15.0	15.3	
<b>Net rent &amp; service charges</b>	14 :	1,371.5	1,404.5	1,432.6	1,461.2	1,490.5	1,520.3	12-13
Developments for sale income	15 :	0.0	0.0	0	0	0	0	
Grants released from deferred income	16 :	256.2	256.2	256.2	256.2	256.2	256.2	
Grants from Scottish Ministers	17 :	11.8	15	15.3	15.6	15.9	16.2	
Other grants	18 :	0	0	0	0	0	0	
Other income	19 :	6.1	4.2	4.3	4.4	4.5	4.6	
<b>TURNOVER</b>	20 :	<b>1,645.6</b>	<b>1,679.9</b>	<b>1,708.4</b>	<b>1,737.4</b>	<b>1,767.1</b>	<b>1,797.3</b>	SUM(14:19)
Less:								
Housing depreciation	22 :	446.7	480.0	509.7	519.7	532.6	534.4	
Impairment written off / (back)	23 :	0.0	0.0	0.0	0.0	0.0	0.0	
Management costs	25 :	514.0	549.9	557.7	568.8	580.0	591.5	
Planned maintenance - direct costs	26 :	132.7	595.7	218.7	219.7	284.8	390.9	
Re-active & voids maintenance - direct costs	27 :	110	109.7	112.4	115.1	117.9	120.8	
Maintenance overhead costs	28 :	0	0	0	0	0	0	
Bad debts written off / (back)	29 :	-1.7	14.2	18.1	22.1	30.1	38.4	
Developments for sale costs	30 :	0	0	0	0	0	0	
Other activity costs	31 :	0	0	0	0	0	0.0	
Other costs	32 :	0.0	0.0	0.0	0.0	0.0	0.0	
	33 :	755.0	1,269.5	906.9	925.7	1,012.8	1,141.6	SUM (25:32)
<b>Operating Costs</b>	35 :	<b>1,201.7</b>	<b>1,749.5</b>	<b>1,416.6</b>	<b>1,445.4</b>	<b>1,545.4</b>	<b>1,676.0</b>	22+23+33
Gain/(Loss) on disposal of PPE	36 :	0.0	0.0	0.0	0.0	0.0	0.0	
Exceptional Items - (Income) / Expense	37 :	0.0	0	0	0	0	0	
<b>OPERATING SURPLUS/(DEFICIT)</b>	38 :	<b>443.9</b>	<b>(69.6)</b>	<b>291.8</b>	<b>292.0</b>	<b>221.7</b>	<b>121.3</b>	20-35+36-37
Interest receivable and other income	40 :	10.6	9.6	10	10	10	10	
Interest payable and similar charges	41 :	97.2	76.8	59.6	41.4	22.2	0	
Increase / (Decrease) in Negative Goodwill	42 :	0	0	0	0	0	0	
Other Gains / (Losses)	43 :	-56	0	0	0	0	0	
<b>SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAX</b>	45 :	<b>301.3</b>	<b>(136.8)</b>	<b>242.2</b>	<b>260.6</b>	<b>209.5</b>	<b>131.3</b>	38+40-41+42+43
Tax on surplus on ordinary activities	47 :	0	0	0	0	0	0	

		£'000	£'000	£'000	£'000	£'000	£'000	
<b>SURPLUS/(DEFICIT) FOR THE YEAR AFTER TAX</b>	49 :	<b>301.3</b>	<b>(136.8)</b>	<b>242.2</b>	<b>260.6</b>	<b>209.5</b>	<b>131.3</b>	45-47
<b>STATEMENT OF FINANCIAL POSITION</b>								
<b>Non-Current Assets</b>								
Intangible Assets & Goodwill	54 :	0	0	0	0	0	0	
Housing properties - Gross cost or valuation	57 :	18225.5	18417.5	19307.5	19609.5	19994.5	20049.5	
Less								
Housing Depreciation	59 :	6213.3	6693.3	7202.9	7722.7	8255.2	8789.6	
Negative Goodwill	60 :	0	0	0	0	0	0	
<b>NET HOUSING ASSETS</b>	61 :	<b>12,012.2</b>	<b>11,724.2</b>	<b>12,104.6</b>	<b>11,886.8</b>	<b>11,739.3</b>	<b>11,259.9</b>	57-59-60
Non-Current Investments	63 :	0	0	0	0	0	0	
Other Non Current Assets	64 :	67.2	61.5	55.9	50.3	44.6	39	
<b>TOTAL NON-CURRENT ASSETS</b>	65 :	<b>12,079.4</b>	<b>11,785.7</b>	<b>12,160.5</b>	<b>11,937.1</b>	<b>11,783.9</b>	<b>11,298.9</b>	54+61+63+64
<b>Current Assets</b>								
Net rental receivables	68 :	13	46	69.7	94.6	124	125.9	
Other receivables, stock & WIP	69 :	60.9	60.9	60.9	60.9	60.9	60.9	
Investments (non-cash)	70 :	0	0	0	0	0	0	
Cash at bank and in hand	71 :	2180.1	1734.4	991.1	845	554	879.1	
<b>TOTAL CURRENT ASSETS</b>	72 :	<b>2,254.0</b>	<b>1,841.3</b>	<b>1,121.7</b>	<b>1,000.5</b>	<b>738.9</b>	<b>1,065.9</b>	SUM(68:71)
<b>Payables : Amounts falling due within One Year</b>								
Loans due within one year	75 :	313.4	330.7	348.9	368.1	33.1	0	
Overdrafts due within one year	76 :	0	0	0	0	0	0	
Other short-term payables	77 :	556.6	556.6	556.6	556.6	556.6	556.6	
<b>TOTAL CURRENT LIABILITIES</b>	78 :	<b>870.0</b>	<b>887.3</b>	<b>905.5</b>	<b>924.7</b>	<b>589.7</b>	<b>556.6</b>	75+76+77
<b>NET CURRENT ASSETS/(LIABILITIES)</b>	80 :	<b>1,384.0</b>	<b>954.0</b>	<b>216.2</b>	<b>75.8</b>	<b>149.2</b>	<b>509.3</b>	72-78
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	82 :	<b>13,463.4</b>	<b>12,739.7</b>	<b>12,376.7</b>	<b>12,012.9</b>	<b>11,933.1</b>	<b>11,808.2</b>	65+80
<b>Payables : Amounts falling due After One Year</b>								
Loans due after one year	85 :	1080.9	750.2	401.2	33.1	0	0	
Other long-term payables	86 :	0	0	0	0	0	0	
Grants to be released	87 :	8322.7	8066.5	7810.3	7554	7297.8	7041.6	
	88 :	<b>9,403.6</b>	<b>8,816.7</b>	<b>8,211.5</b>	<b>7,587.1</b>	<b>7,297.8</b>	<b>7,041.6</b>	85+86+87
Provisions for liabilities & charges	89 :	231	231	231	231	231	231	
<b>NET ASSETS</b>	90 :	<b>3,828.8</b>	<b>3,692.0</b>	<b>3,934.2</b>	<b>4,194.8</b>	<b>4,404.3</b>	<b>4,535.6</b>	82-88-89
<b>Capital &amp; Reserves</b>								
Share capital	93 :	0	0	0	0	0	0	
Revaluation reserve	94 :	0	0	0	0	0	0	
Restricted reserves	95 :	0	0	0	0	0	0	
Revenue reserves	96 :	3828.8	3692	3934.2	4194.8	4404.3	4535.6	
<b>TOTAL CAPITAL &amp; RESERVES</b>	97 :	<b>3,828.8</b>	<b>3,692.0</b>	<b>3,934.2</b>	<b>4,194.8</b>	<b>4,404.3</b>	<b>4,535.6</b>	SUM(93:96)
Pension Liability - as included above	99 :	231	231	231	231	231	231	
Intra Group Receivables - as included above	100 :	0	0	0	0	0	0	
Intra Group Payables - as included above	101 :	0	0	0	0	0	0	
Balance check	102 :	<b>TRUE</b>	<b>TRUE</b>	<b>TRUE</b>	<b>TRUE</b>	<b>TRUE</b>	<b>TRUE</b>	
<b>STATEMENT OF CASHFLOWS</b>								
<b>Net Cash from Operating Activities</b>								

		£'000	£'000	£'000	£'000	£'000	£'000	
Operating Surplus/(Deficit)	106 :	443.9	(69.6)	291.8	292.0	221.7	121.3	38
Depreciation & Amortisation	107 :	452.4	485.6	515.3	525.4	538.2	540.0	
Impairments / (Revaluation Enhancements)	108 :	0.0	0.0	0.0	0.0	0.0	0.0	
Increase / (Decrease) in Payables	109 :	(143.9)	(256.2)	(256.2)	(256.2)	(256.2)	(256.2)	
(Increase) / Decrease in Receivables	110 :	14.3	-32.9	-23.9	-25	-29.4	-1.9	
(Increase) / Decrease in Stock & WIP	111 :	0	0	0	0	0	0	
Gain / (Loss) on sale of non-current assets	112 :	0	0	0	0	0	0	
Other non-cash adjustments	113 :	40	0	0	0	0	0	
<b>NET CASH FROM OPERATING ACTIVITIES</b>	114 :	<b>806.7</b>	<b>126.9</b>	<b>527.0</b>	<b>536.2</b>	<b>474.3</b>	<b>403.2</b>	SUM(106:113)
Tax (Paid) / Refunded	116 :	0	0	0	0	0	0	
<b>Return on Investment and Servicing of Finance</b>								
Interest Received	119 :	10.6	9.6	10	10	10	10	
Interest (Paid)	120 :	-97.2	-76.8	-59.6	-41.4	-22.2	0	
<b>RETURNS ON INVESTMENT AND SERVICING OF FINANCE</b>	121 :	<b>(86.6)</b>	<b>(67.2)</b>	<b>(49.6)</b>	<b>(31.4)</b>	<b>(12.2)</b>	<b>10.0</b>	119+120
<b>Capital Expenditure &amp; Financial Investment</b>								
Construction or acquisition of Housing properties	124 :	0	0	0	0	0	0	
Improvement of Housing	125 :	-219.4	-192	-890	-302	-385	-55	
Construction or acquisition of other Land & Buildings	126 :	0	0	0	0	0	0	
Construction or acquisition of other Non-Current Assets	127 :	0	0	0	0	0	0	
Sale of Social Housing Properties	128 :	0	0	0	0	0	0	
Sale of Other Land & Buildings	129 :	0	0	0	0	0	0	
Sale of Other Non-Current Assets	130 :	0	0	0	0	0	0	
Grants (Repaid) / Received	131 :	0	0	0	0	0	0	
<b>CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT</b>	132 :	<b>(219.4)</b>	<b>(192.0)</b>	<b>(890.0)</b>	<b>(302.0)</b>	<b>(385.0)</b>	<b>(55.0)</b>	SUM(124:131)
<b>NET CASH BEFORE FINANCING</b>	134 :	<b>500.7</b>	<b>(132.3)</b>	<b>(412.6)</b>	<b>202.8</b>	<b>77.1</b>	<b>358.2</b>	114+116+121+132
<b>Financing</b>								
Equity drawdown	137 :	0	0	0	0	0	0	
Debt drawdown	138 :	0	0	0	0	0	0	
Debt repayment	139 :	-297.1	-313.4	-330.7	-348.9	-368.1	-33.1	
Working Capital (Cash) - Drawn / (Repaid)	140 :	0	0	0	0	0	0	
<b>NET CASH FROM FINANCING</b>	141 :	<b>(297.1)</b>	<b>(313.4)</b>	<b>(330.7)</b>	<b>(348.9)</b>	<b>(368.1)</b>	<b>(33.1)</b>	SUM(137:140)
<b>INCREASE / (DECREASE) IN NET CASH</b>	143 :	<b>203.6</b>	<b>(445.7)</b>	<b>(743.3)</b>	<b>(146.1)</b>	<b>(291.0)</b>	<b>325.1</b>	134+141
<b>Cash Balance</b>								
Balance Brought Forward	146 :	1,976.5	2,180.1	1,734.4	991.1	845.0	554.0	148 (Prior Year)
Increase / (Decrease) in Net Cash	147 :	203.6	(445.7)	(743.3)	(146.1)	(291.0)	325.1	143
<b>CLOSING BALANCE</b>	148 :	<b>2,180.1</b>	<b>1,734.4</b>	<b>991.1</b>	<b>845.0</b>	<b>554.0</b>	<b>879.1</b>	146+147
Difference between Closing Balance and Cash at bank and in hand	149 :	0.0	0.0	0.0	0.0	0.0	0.0	148-71
<b>ADDITIONAL INFORMATION</b>								
<b>Units:</b>								
Number of units owned at end of period	154 :	309	309	309	309	309	309	[prevyr]154+161-173-174-175
Number of units managed at end of period (exclude factored units)	155 :	309	309	309	309	309	309	

		£'000	£'000	£'000	£'000	£'000	£'000	
New Social Rent Properties added	157 :	0	0	0	0	0	0	
New MMR Properties added	158 :	0	0	0	0	0	0	
New Low Costs Home Ownership Properties added	159 :	0	0	0	0	0	0	
New Properties - Other Tenures added	160 :	0	0	0	0	0	0	
<b>Total number of new affordable housing units added during year</b>	161 :	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	SUM (157:160)
<b>Financed by:</b>								
Scottish Housing Grants	164 :	0.0	0.0	0.0	0.0	0.0	0.0	
Other public subsidy	165 :	0.0	0.0	0.0	0.0	0.0	0.0	
Private finance	166 :	0.0	0.0	0.0	0.0	0.0	0.0	
Sales	167 :	0	0	0	0	0	0	
Cash reserves	168 :	0	0	0	0	0	0	
Other	169 :	0	0	0	0	0	0	
<b>Total cost of new units</b>	170 :	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	SUM (164:169)
<b>Number of units lost during year from:</b>								
Sales including right to buy	173 :	0	0	0	0	0	0	
Demolition	174 :	0	0	0	0	0	0	
Other	175 :	0	0	0	0	0	0	
<b>Assumptions:</b>								
General Inflation (%)	178 :	3	2	2	2	2	2	
Rent increase - Margin above General Inflation (%)	179 :	0	0	0	0	0	0	
Operating cost increase - Margin above General Inflation (%)	180 :	0	0	0	0	0	0	
Direct maintenance cost increase - Margin above General Inflation (%)	181 :	0	0.5	0.5	0.5	0.5	0.5	
Average cost of borrowing (%)	182 :	5.5	5.5	5.5	5.5	5.5	5.5	0
Employers Contributions for pensions (%)	183 :	20.7	22	23.2	24.4	25.6	26.8	
Employers Contributions for pensions (£'000)	184 :	40.8	50.5	52.8	53.8	54.9	56	
SHAPS Pensions deficit contributions (£'000)	185 :	0	0	0	0	0	0	
Total staff costs (including NI & pension costs)	187 :	316.5	327.2	330.8	337.4	344.1	351.1	
Full time equivalent staff	188 :	6	6.3	6.3	6.3	6.3	6.3	
EESSE Capital Expenditure included above	190 :	0	48	0	0	0	0	
EESSE Revenue Expenditure included above	191 :	0	91	0	0	0	0	
<b>Version 7.19</b>								