

Financial Projections & Assumptions

2018

Homes for Life Housing Partnership

311



		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	
		Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	
		£'000	£'000	£'000	£'000	£'000	£'000	
PLEASE USE "0" FOR NIL VALUES THROUGHOUT THIS RETURN								
STATEMENT OF COMPREHENSIVE INCOME								
Gross rents	10	1,329.8	1,370.0	1,404.2	1,432.3	1,461.0	1,490.2	
Service charges	11	0.0	0.0	0.0	0.0	0.0	0.0	
Gross rents & service charges	12	1,329.8	1,370.0	1,404.2	1,432.3	1,461.0	1,490.2	10+11
Rent loss from voids	13	10.7	13.7	14.0	14.3	14.6	14.9	
Net rent & service charges	14	1,319.1	1,356.3	1,390.2	1,418.0	1,446.4	1,475.3	12-13
Developments for sale income	15	0.0	0.0	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	11.6	13.0	16.0	16.0	16.0	16.0	
Other grants	18	0.0	0.0	0.0	0.0	0.0	0.0	
Other income	19	5.7	4.2	4.3	4.4	4.5	4.6	
TURNOVER	20	1,592.6	1,629.7	1,666.7	1,694.6	1,723.1	1,752.1	SUM(14:19)
Less:								
Housing depreciation	22	452.2	459.0	463.0	467.0	471.0	475.0	
Impairment written off / (back)	23	0.0	0.0	0.0	0.0	0.0	0.0	
Management costs	25	520.2	531.4	548.4	562.1	576.5	591.1	
Planned maintenance - direct costs	26	95.5	454.0	357.2	227.3	228.3	293.4	
Re-active & voids maintenance - direct costs	27	89.3	102.9	106.0	108.7	111.4	114.2	
Maintenance overhead costs	28	0.0	0.0	0.0	0.0	0.0	0.0	
Bad debts written off / (back)	29	13.6	13.7	15.4	17.9	21.9	29.8	
Developments for sale costs	30	0.0	0.0	0.0	0.0	0.0	0.0	
Other activity costs	31	0.0	0.0	0.0	0.0	0.0	0.0	
Other costs	32	0.0	0.0	0.0	0.0	0.0	0.0	
	33	718.6	1,102.0	1,027.0	916.0	938.1	1,028.5	SUM(25:32)
Operating Costs	35	1,170.8	1,561.0	1,490.0	1,383.0	1,409.1	1,503.5	22+23+33
Exceptional Items - (Income) / Expense	36	0.0	0.0	0.0	0.0	0.0	0.0	
OPERATING SURPLUS/(DEFICIT)	37	421.8	68.7	176.7	311.6	314.0	248.6	20-35-36
Gain/(Loss) on disposal of PPE	39	0.0	0.0	0.0	0.0	0.0	0.0	
Interest receivable and other income	40	12.4	9.2	10.0	10.0	10.0	10.0	
Interest payable and similar charges	41	116.7	93.2	76.8	59.6	41.4	22.2	
Increase / (Decrease) in Negative Goodwill	42	0.0	0.0	0.0	0.0	0.0	0.0	
Other Gains / (Losses)	43	0.0	0.0	0.0	0.0	0.0	0.0	
SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAX	45	317.5	(15.3)	109.9	262.0	282.6	236.4	37+39+40-41+42+43
Tax on surplus on ordinary activities	47	0.0	0.0	0.0	0.0	0.0	0.0	
SURPLUS/(DEFICIT) FOR THE YEAR AFTER TAX	49	317.5	(15.3)	109.9	262.0	282.6	236.4	45-47
STATEMENT OF FINANCIAL POSITION								

		£'000	£'000	£'000	£'000	£'000	£'000	
Non-Current Assets								
Intangible Assets & Goodwill	54	0.0	0.0	0.0	0.0	0.0	0.0	
Housing properties - Gross cost or valuation	57	18,090.2	18,491.1	18,683.1	19,577.1	19,881.1	20,268.1	
Less								
Housing Depreciation	59	5,850.6	6,309.6	6,772.6	7,239.7	7,710.7	8,185.7	
Negative Goodwill	60	0.0	0.0	0.0	0.0	0.0	0.0	
NET HOUSING ASSETS	61	12,239.6	12,181.5	11,910.5	12,337.4	12,170.4	12,082.4	57-59-60
Non-Current Investments	63	0.0	0.0	0.0	0.0	0.0	0.0	
Other Non Current Assets	64	72.8	67.2	61.5	55.9	50.3	44.6	
TOTAL NON-CURRENT ASSETS	65	12,312.4	12,248.7	11,972.0	12,393.3	12,220.7	12,127.0	54+61+63+64
Current Assets								
Net rental receivables	68	11.3	28.8	52.4	57.5	62.7	67.7	
Other receivables, stock & WIP	69	77.0	77.0	77.0	77.0	77.0	77.0	
Investments (non-cash)	70	0.0	0.0	0.0	0.0	0.0	0.0	
Cash at bank and in hand	71	1,976.5	1,454.1	1,247.4	496.1	341.1	41.8	
TOTAL CURRENT ASSETS	72	2,064.8	1,559.9	1,376.8	630.6	480.8	186.5	SUM(68-71)
Payables : Amounts falling due within One Year								
Loans due within one year	75	297.1	313.4	330.7	348.9	368.2	33.1	
Overdrafts due within one year	76	0.0	0.0	0.0	0.0	0.0	0.0	
Other short-term payables	77	444.4	201.2	201.1	201.1	201.1	201.1	
TOTAL CURRENT LIABILITIES	78	741.5	514.6	531.8	550.0	569.3	234.2	75+76+77
NET CURRENT ASSETS/(LIABILITIES)	80	1,323.3	1,045.3	845.0	80.6	(88.5)	(47.7)	72-78
TOTAL ASSETS LESS CURRENT LIABILITIES	82	13,635.7	13,294.0	12,817.0	12,473.9	12,132.2	12,079.3	65+80
Payables : Amounts falling due After One Year								
Loans due after one year	85	1,394.3	1,080.9	750.2	401.3	33.1	0.0	
Other long-term payables	86	0.0	0.0	0.0	0.0	0.0	0.0	
Grants to be released	87	8,578.9	8,565.9	8,309.7	8,053.5	7,797.4	7,541.2	
Provisions for liabilities & charges	88	9,973.2	9,646.8	9,059.9	8,454.8	7,830.5	7,541.2	85+86+87
NET ASSETS	90	3,382.5	3,367.2	3,477.1	3,739.1	4,021.7	4,258.1	82-88-89
Capital & Reserves								
Share capital	93	0.0	0.0	0.0	0.0	0.0	0.0	
Revaluation reserve	94	0.0	0.0	0.0	0.0	0.0	0.0	
Restricted reserves	95	0.0	0.0	0.0	0.0	0.0	0.0	
Revenue reserves	96	3,382.5	3,367.2	3,477.1	3,739.1	4,021.7	4,258.1	
TOTAL CAPITAL & RESERVES	97	3,382.5	3,367.2	3,477.1	3,739.1	4,021.7	4,258.1	SUM(93-96)
Pension Liability - as included above	99	280.0	280.0	280.0	280.0	280.0	280.0	
Intra Group Receivables - as included above	100	0.0	0.0	0.0	0.0	0.0	0.0	
Intra Group Payables - as included above	101	0.0	0.0	0.0	0.0	0.0	0.0	
Balance check	102	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	
STATEMENT OF CASHFLOWS								
Net Cash from Operating Activities								
Operating Surplus/(Deficit)	106	421.8	68.7	176.7	311.6	314.0	248.6	37
Depreciation & Amortisation	107	460.8	464.6	468.6	472.6	476.6	480.6	
Impairments / (Revaluation Enhancements)	108	0.0	0.0	0.0	0.0	0.0	0.0	
Increase / (Decrease) in Payables	109	(58.4)	0.0	0.0	0.0	0.0	0.0	
(Increase) / Decrease in Receivables	110	(1.7)	(17.5)	(23.6)	(5.0)	(5.1)	(5.0)	
(Increase) / Decrease in Stock & WIP	111	0.0	0.0	0.0	0.0	0.0	0.0	
Gain / (Loss) on sale of non-current assets	112	0.0	0.0	0.0	0.0	0.0	0.0	

		£'000	£'000	£'000	£'000	£'000	£'000	
Other non-cash adjustments	113	(218.1)	(256.2)	(256.2)	(256.2)	(256.2)	(256.2)	
NET CASH FROM OPERATING ACTIVITIES	114	604.4	259.6	365.5	523.0	529.3	468.0	SUM(106:113)
Tax (Paid) / Refunded	116	0.0	0.0	0.0	0.0	0.0	0.0	
Return on Investment and Servicing of Finance								
Interest Received	119	12.4	9.2	10.0	10.0	10.0	10.0	
Interest (Paid)	120	(108.7)	(93.2)	(76.8)	(59.6)	(41.4)	(22.2)	
RETURNS ON INVESTMENT AND SERVICING OF FINANCE	121	(96.3)	(84.0)	(66.8)	(49.6)	(31.4)	(12.2)	119+120
Capital Expenditure & Financial Investment								
Construction or acquisition of Housing properties	124	0.0	0.0	0.0	0.0	0.0	0.0	
Improvement of Housing	125	(455.6)	(400.9)	(192.0)	(894.0)	(304.0)	(387.0)	
Construction or acquisition of other Land & Buildings	126	0.0	0.0	0.0	0.0	0.0	0.0	
Construction or acquisition of other Non-Current Assets	127	0.0	0.0	0.0	0.0	0.0	0.0	
Sale of Social Housing Properties	128	0.0	0.0	0.0	0.0	0.0	0.0	
Sale of Other Land & Buildings	129	0.0	0.0	0.0	0.0	0.0	0.0	
Sale of Other Non-Current Assets	130	0.0	0.0	0.0	0.0	0.0	0.0	
Grants (Repaid) / Received	131	0.0	0.0	0.0	0.0	0.0	0.0	
CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT	132	(455.6)	(400.9)	(192.0)	(894.0)	(304.0)	(387.0)	SUM(124:131)
NET CASH BEFORE FINANCING	134	52.5	(225.3)	106.7	(420.6)	193.9	68.8	114+116+121+132
Financing								
Equity drawdown	137	0.0	0.0	0.0	0.0	0.0	0.0	
Debt drawdown	138	0.0	0.0	0.0	0.0	0.0	0.0	
Debt repayment	139	(281.6)	(297.1)	(313.4)	(330.7)	(348.9)	(368.1)	
Working Capital (Cash) - Drawn / (Repaid)	140	0.0	0.0	0.0	0.0	0.0	0.0	
NET CASH FROM FINANCING	141	(281.6)	(297.1)	(313.4)	(330.7)	(348.9)	(368.1)	SUM(137:140)
INCREASE / (DECREASE) IN NET CASH	143	(229.1)	(522.4)	(206.7)	(751.3)	(155.0)	(299.3)	134+141
Cash Balance								
Balance Brought Forward	146	2,205.6	1,976.5	1,454.1	1,247.4	496.1	341.1	148 (Prior Year)
Increase / (Decrease) in Net Cash	147	(229.1)	(522.4)	(206.7)	(751.3)	(155.0)	(299.3)	143
CLOSING BALANCE	148	1,976.5	1,454.1	1,247.4	496.1	341.1	41.8	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
ADDITIONAL INFORMATION								
Units:								
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	
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	
Total number of new affordable housing units added during year	161	0	0	0	0	0	0	SUM (157:160)
Financed by:								
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	0.0	0.0	0.0	

		£'000	£'000	£'000	£'000	£'000	£'000
Cash reserves	168	0.0	0.0	0.0	0.0	0.0	0.0
Other	169	0.0	0.0	0.0	0.0	0.0	0.0
Total cost of new units	170	0.0	0.0	0.0	0.0	0.0	0.0
							SUM (164:169)
Number of units lost during year from:							
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
Assumptions:							
General Inflation (%)	178	3.0	2.5	2.0	2.0	2.0	2.0
Rent increase - Margin above General Inflation (%)	179	0.0	0.0	0.0	0.0	0.0	0.0
Operating cost increase - Margin above General Inflation (%)	180	0.0	0.0	0.0	0.0	0.0	0.0
Direct maintenance cost increase - Margin above General Inflation (%)	181	0.0	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
Employers Contributions for pensions (%)	183	19.5	20.7	22.0	23.2	24.4	25.6
Employers Contributions for pensions (£'000)	184	37.3	49.5	51.3	52.3	53.3	54.4
SHAPS Pensions deficit contributions (£'000)	185	0.0	0.0	0.0	0.0	0.0	0.0
Total staff costs (including NI & pension costs)	187	313.0	321.4	327.8	334.3	341.0	347.8
Full time equivalent staff	188	6.0	6.0	6.0	6.0	6.0	6.0
EESH Capital Expenditure included above	190	0.0	175.0	105.6	0.0	0.0	0.0
EESH Revenue Expenditure included above	191	0.0	57.0	34.8	0.0	0.0	0.0
Version 5.1							