

Landlord Name:	
RSL Reg No.:	
Report generated date:	

**Approval**

Development Assumption

Development Assumption Comment

A1.1	Date approved	
A1.2	Approver	
A1.3	Approver job title	



## STATEMENT OF COMPREHENSIVE INCOME

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
	£'000	£'000	£'000	£'000	£'000	£'000
Gross rents						
Service charges						
<b>Gross rents &amp; service charges</b>						
Rent loss from voids						
<b>Net rent &amp; service charges</b>						
Developments for sale income						
Grants released from deferred income						
Grants from Scottish Ministers						
Other grants						
Other income						
<b>TURNOVER</b>						
Less:						
Housing depreciation						
Impairment written off / (back)						
Management costs						
Service costs						
Planned maintenance - direct costs						
Re-active & voids maintenance - direct costs						
Maintenance overhead costs						
Bad debts written off / (back)						
Developments for sale costs						
Other activity costs						
Other costs						
<b>Operating Costs</b>						
Gain/(Loss) on disposal of PPE						
Exceptional Items - (Income) / Expense						
<b>OPERATING SURPLUS/(DEFICIT)</b>						
Interest receivable and other income						
Interest payable and similar charges						
Increase / (Decrease) in Negative Goodwill						
Other Gains / (Losses)						
<b>SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAX</b>						
Tax on surplus on ordinary activities						
<b>SURPLUS/(DEFICIT) FOR THE YEAR AFTER TAX</b>						
Actuarial (loss) / gain in respect of pension schemes						
Change in Fair Value of hedged financial instruments.						
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>						

**STATEMENT OF FINANCIAL POSITION**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
	£'000	£'000	£'000	£'000	£'000	£'000
<b>Non-Current Assets</b>						
Intangible Assets & Goodwill						
Housing properties - Gross cost or valuation						
Less:						
Housing Depreciation						
Negative Goodwill						
<b>NET HOUSING ASSETS</b>						
Non-Current Investments						
Other Non Current Assets						
<b>TOTAL NON-CURRENT ASSETS</b>						
<b>Current Assets</b>						
Net rental receivables						
Other receivables, stock & WIP						
Investments (non-cash)						
Cash at bank and in hand						
<b>TOTAL CURRENT ASSETS</b>						
<b>Payables : Amounts falling due within One Year</b>						
Loans due within one year						
Overdrafts due within one year						
Other short-term payables						
<b>TOTAL CURRENT LIABILITIES</b>						
<b>NET CURRENT ASSETS/(LIABILITIES)</b>						
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>						
<b>Payables : Amounts falling due After One Year</b>						
Loans due after one year						
Other long-term payables						
Grants to be released						
Provisions for liabilities & charges						
Pension asset / (liability)						
<b>NET ASSETS</b>						
<b>Capital &amp; Reserves</b>						
Share capital						
Revaluation reserve						
Restricted reserves						
Revenue reserves						
<b>TOTAL CAPITAL &amp; RESERVES</b>						
Intra Group Receivables - as included above						
Intra Group Payables - as included above						

**STATEMENT OF CASHFLOWS**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
	£'000	£'000	£'000	£'000	£'000	£'000
<b>Net Cash from Operating Activities</b>						
Operating Surplus/(Deficit)						
Depreciation & Amortisation						
Impairments / (Revaluation Enhancements)						
Increase / (Decrease) in Payables						
(Increase) / Decrease in Receivables						
(Increase) / Decrease in Stock & WIP						
Gain / (Loss) on sale of non-current assets						
Other non-cash adjustments						
<b>NET CASH FROM OPERATING ACTIVITIES</b>						
<b>Tax (Paid) / Refunded</b>						
<b>Return on Investment and Servicing of Finance</b>						
Interest Received						
Interest (Paid)						
<b>RETURNS ON INVESTMENT AND SERVICING OF FINANCE</b>						
<b>Capital Expenditure &amp; Financial Investment</b>						
Construction or acquisition of Housing properties						
Improvement of Housing						
Construction or acquisition of other Land & Buildings						
Construction or acquisition of other Non-Current Assets						
Sale of Social Housing Properties						
Sale of Other Land & Buildings						
Sale of Other Non-Current Assets						
Grants (Repaid) / Received						
<b>CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT</b>						
<b>NET CASH BEFORE FINANCING</b>						
<b>Financing</b>						
Equity drawdown						
Debt drawdown						
Debt repayment						
Working Capital (Cash) - Drawn / (Repaid)						
<b>NET CASH FROM FINANCING</b>						
<b>INCREASE / (DECREASE) IN NET CASH</b>						
<b>Cash Balance</b>						
Balance Brought Forward						
Increase / (Decrease) in Net Cash						
<b>CLOSING BALANCE</b>						

**ADDITIONAL INFORMATION**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
	£'000	£'000	£'000	£'000	£'000	£'000
<b>Number of units added during year to:</b>						
New Social Rent Properties added						
New MMR Properties added						
New Low Costs Home Ownership Properties added						
New Properties - Other Tenures added						
<b>Total number of new affordable housing units added during year</b>						
<b>Number of units lost during year from:</b>						
Sales including right to buy						
Demolition						
Other						
<b>Units owned:</b>						
Social Rent Properties						
MMR Properties						
Low Costs Home Ownership Properties						
Properties - Other Tenures						
<b>Number of units owned at end of period</b>						
Number of units managed at end of period (exclude factored units)						
<b>Financed by:</b>						
Scottish Housing Grants						
Other public subsidy						
Private finance						
Sales						
Cash reserves						
Other						
<b>Total cost of new units</b>						
<b>Assumptions:</b>						
General Inflation (%)						
Rent increase - Margin above General Inflation (%)						
Operating cost increase - Margin above General Inflation (%)						
Direct maint. cost increase - Margin above General Inflation (%)						
Actual / Assumed average salary increase (%)						
Average cost of borrowing (%)						
Employers Contributions for pensions (%)						
Employers Contributions for pensions (£'000)						
SHAPS Pensions deficit contributions (£'000)						
Min. headroom cover on tightest interest cover covenant (£'000)						
Minimum headroom cover on tightest gearing covenant (£'000)						
Minimum headroom cover on tightest asset cover covenant (£'000)						
Total staff costs (including NI & pension costs)						
Full time equivalent staff						
EESH Revenue Expenditure included above						
EESH Capital Expenditure included above						
Total capital & revenue expenditure on maint. pre-1919 properties						
Total capital & revenue expenditure on maint. all other properties						

**TRENDS and COMPARATORS**

	Year -2	Year -1	Year 0	Year 1	Year 2	Year 3	Year 5	Year 5	National
	Actual	Actual	Outturn	Forecast	Forecast	Forecast	Forecast	Forecast	Median
<b>RATIOS</b>									
<b>Financial capacity</b>									
Interest cover									
Gearing									
<b>Efficiency</b>									
Voids									
Arrears									
Bad debts									
Staff costs / turnover									
Turnover per unit									
Responsive repairs to planned maintenance ratio									
<b>Liquidity</b>									
Current ratio									
<b>Profitability</b>									
Gross surplus / (deficit)									
Net surplus / (deficit)									
EBITDA / revenue									
<b>Financing</b>									
Debt Burden ratio									
Net debt per unit									
Debt per unit									
<b>Diversification</b>									
Income from non-rental activities									
<b>Turnover</b>									
<b>Operating costs</b>									
<b>Net housing assets</b>									
<b>Cash &amp; current investments</b>									
<b>Debt</b>									
<b>Net assets / capital &amp; reserves</b>									