

Audited Financial Statements (AFS) 2019-2020

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

Approval

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

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STATEMENT OF COMPREHENSIVE INCOME

	Current Year	Prior Year
	£'000	£'000
Turnover		
Operating costs		
Gain/(loss) on disposal of property, plant and equipment		
Exceptional items		
Operating surplus/(deficit)		
Share of operating surplus/(deficit) in joint ventures and associates		
Interest receivable		
Interest payable		
Other financing (costs)/income		
Release of negative goodwill		
Movement in fair value of financial instruments		
Decrease in valuation of housing properties		
Reversal of previous decrease in valuation of housing properties		
Total		
Surplus/(deficit) before tax		
Tax (payable)/recoverable		
Surplus/(deficit) for the year		
Actuarial (loss)/gain in respect of pension schemes		
Change in fair value of hedged financial instruments		
Total comprehensive income for the year		

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STATEMENT OF CHANGES IN EQUITY

	Share capital	Revenue reserve Restricted fund	Revenue reserve Unrestricted fund	Restricted reserve	Revaluation reserve
	£'000	£'000	£'000	£'000	£'000
Balance at beginning of the year					
Issue of shares					
Cancellation of shares					
Surplus/(deficit) from statement of comprehensive income					
Transfer from revaluation reserve to revenue reserve					
Transfer of restricted expenditure from unrestricted reserve					
Balance at end of the year					

	Total excluding non-controlling interest	Non-controlling interest	Total including non-controlling interest
	£'000	£'000	£'000
Balance at beginning of the year			
Issue of shares			
Cancellation of shares			
Surplus/(deficit) from statement of comprehensive income			
Transfer from revaluation reserve to revenue reserve			
Transfer of restricted expenditure from unrestricted reserve			
Balance at end of the year			

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STATEMENT OF FINANCIAL POSITION

	Current Year	Prior Year
	£'000	£'000
<u>Non-current assets</u>		
Intangible assets and goodwill		
Housing properties - NBV		
Negative goodwill		
Net housing assets		
Non-current investments		
Other plant, property and equipment		
Investments in joint ventures and associates		
Total non-current assets		
Receivables due after more than one year		
<u>Current assets</u>		
Investments		
Stock and work in progress		
Trade and other receivables due within one year		
Cash and cash equivalents		
Total current assets		
Payables: amounts falling due within one year		
<u>Deferred income: amounts falling due within one year</u>		
Scottish housing grants (SHG)		
Other grants		
Total deferred income: amounts falling due within one year		
Net current assets/(liabilities)		
Total assets less current liabilities		
Payables: amounts falling due after more than one year		
Provisions		
Pension asset/(liability)		
<u>Deferred income: amounts falling due after more than one year</u>		
Scottish housing grants (SHG)		
Other grants		
Total deferred income: amounts falling due after more than one year		
Total long term liabilities		
Net assets		
<u>Capital and reserves</u>		
Share capital		
Revaluation reserves		
Restricted reserves		
Revenue reserves		
Total reserves		

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STATEMENT OF CASH FLOWS

	Current Year	Prior Year
	£'000	£'000
Net cash inflow/(outflow) from operating activities		
Tax (paid)/refunded		
<u>Cash flow from investing activities</u>		
Acquisition and construction of properties		
Purchase of other non-current assets		
Sales of properties		
Sales of other non-current assets		
Capital grants received		
Capital grants repaid		
Interest received		
Net cash inflow/(outflow) from investing activities		
<u>Cash flow from financing activities</u>		
Interest paid		
Interest element of finance lease rental payment		
Share capital received/(repaid)		
Funding drawn down		
Funding repaid		
Early repayment and associated charges		
Capital element of finance lease rental payments		
Withdrawal from deposits		
Net cash inflow/(outflow) from financing activities		
Net change in cash and cash equivalents		
Cash and cash equivalents at beginning of the year		
Cash and cash equivalents at end of the year		

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Particulars of turnover, operating costs and operating surplus or deficit – Current Year

	Turnover	Operating Costs	Operating Surplus/(Deficit)
	£'000	£'000	£'000
Affordable letting activities			
Other activities			
Total			

Particulars of turnover, operating costs and operating surplus or deficit – Prior Year

	Turnover	Operating Costs	Operating Surplus/(Deficit)
	£'000	£'000	£'000
Affordable letting activities			
Other activities			
Total			

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Particulars of turnover, operating costs and operating surplus or deficit from affordable letting activities

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Current Year Total	Prior Year Total
	£'000	£'000	£'000	£'000	£'000	£'000
Rent receivable						
Service charges						
Gross income						
Voids						
Net income						
Grants released from deferred income						
Revenue grants from Scottish Ministers						
Other revenue grants						
Total turnover: letting						
Management and maintenance administration costs						
Service costs						
Planned maintenance						
Reactive maintenance						
Bad debts written (off)/back						
Depreciation: housing						
Impairment						
Operating costs						
Operating surplus/(deficit)						

Prior Year

Total turnover: letting				
Operating costs				
Operating surplus/(deficit)				

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Particulars of turnover, operating costs and operating surplus or deficit from other activities

	Grants from Scottish Ministers	Other revenue grants	Supporting people income	Other income	Total turnover	Other operating costs	Current Year Operating surplus/(deficit)	Prior Year Operating surplus/(deficit)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Wider role								
Care and repair								
Investment property activities								
Factoring								
Support activities								
Care activities								
Contracted out services undertaken for RSLs								
Contracted out services undertaken for others								
Developments for sale to RSLs								
Developments for sale to non-RSLs								
Uncapitalised development administration costs								
Other activities								
Current Year Total								
Prior Year Total								

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ANALYSIS - UNITS

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Current Year Total	Prior Year Total
Units owned and managed at year end						
Units managed, not owned at year end						
Units owned, not managed at year end						
Units held for demolition at year end						
Total units owned / managed						

COST PER UNIT - Current Year

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Total
	£	£	£	£	£
Management & maintenance administration					
Planned maintenance					
Reactive maintenance					
Total direct maintenance					
Total management & maintenance					

COST PER UNIT - Prior Year

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Total
	£	£	£	£	£
Management & maintenance administration					
Planned maintenance					
Reactive maintenance					
Total direct maintenance					
Total management & maintenance					

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SUPPLEMENTARY ITEMS

	Current Year	Prior Year
	£'000	£'000
Chief Executive emoluments excluding pension contributions		
Total key management personnel emoluments		
Total staff costs		
External auditors' fees – audit		
External auditors' fees – other		
Capitalised maintenance costs		
Capitalised development administration costs		
Capitalised interest costs		
Pre-1919 maintenance costs incurred		
Accumulated depreciation		
Receivables - net rental		
Total Pension deficit recovery payments due		
Housing loans due within one year		
Housing loans due after more than one year		
Other loans due within one year		
Other loans due after more than one year		
Overdraft / bridging finance		
Intra-group loans due within one year		
Intra-group loans due after more than one year		
Intra-group lending		
Intra-group receivables (trading)		
Other intra-group payables (trading)		

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CONTEXTUAL INFORMATION

Accounting year end		
Date financial statements authorised		
Are the financial statements qualified?		
Were there any emphasis of matter points raised in the audit report?		
External auditors' name		
Number of years since a full procurement exercise was undertaken for the external auditor		
Internal auditors' name		
Number of years since a full procurement exercise was undertaken for the internal auditor		
Do you have an Audit Committee?		
Do you have a Treasury Management Strategy?		
How do you account for capital grant income?		
Calendar year of last housing asset revaluation		
Contingent liabilities	Legal action	
	LSVT contract compliance	
	Pension	
	Repayment of SHG	
	Other	
	None	
SHAPS financial assessment risk rating		
Are you appealing this risk rating?		
How many staff members not currently contributing to any scheme?		

Staff Pension Schemes

Which scheme(s) are you members of?	How many participating members in each scheme?

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RATIOS

	Current Year	Prior Year	Prior Year Sector Median
Financial capacity			
Interest cover (%)			
Gearing (%)			
Efficiency			
Voids (%)			
Arrears (%)			
Bad debts (%)			
Staff costs / turnover (%)			
Key management personnel / staff costs (%)			
Turnover per unit (£)			
Responsive repairs to planned maintenance			
Liquidity			
Current ratio			
Profitability			
Gross surplus / (deficit) (%)			
Net surplus / (deficit) (%)			
EBITDA / revenue (%)			
Financing			
Debt burden			
Net debt per unit (£)			
Debt per unit (£)			
Diversification			
Income from non-rental activities (%)			