

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	


**Audited Financial Statements (AFS) 2019-2020**
**STATEMENT OF COMPREHENSIVE INCOME**

	Current Year	Prior Year
	£'000	£'000
Turnover		
Operating costs		
Gain/(loss) on disposal of property, plant and equipment		
Exceptional items		
<b>Operating surplus/(deficit)</b>		
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		
<b>Total</b>		
<b>Surplus/(deficit) before tax</b>		
Tax (payable)/recoverable		
<b>Surplus/(deficit) for the year</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>		

## Audited Financial Statements (AFS) 2019-2020

### STATEMENT OF CHANGES IN EQUITY

	Share capital	Revenue reserve Restricted fund	Revenue reserve Unrestricted fund	Restricted reserve	Revaluation reserve
	£'000	£'000	£'000	£'000	£'000
<b>Balance at beginning of the year</b>					
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					
<b>Balance at end of the year</b>					

	Total excluding non-controlling interest	Non-controlling interest	Total including non-controlling interest
	£'000	£'000	£'000
<b>Balance at beginning of the year</b>			
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			
<b>Balance at end of the year</b>			


**Audited Financial Statements (AFS) 2019-2020**
**STATEMENT OF FINANCIAL POSITION**

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


**Audited Financial Statements (AFS) 2019-2020**
**STATEMENT OF CASH FLOWS**

	Current Year	Prior Year
	£'000	£'000
<b>Net cash inflow/(outflow) from operating activities</b>		
<b>Tax (paid)/refunded</b>		
<b><u>Cash flow from investing activities</u></b>		
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		
<b>Net cash inflow/(outflow) from investing activities</b>		
<b><u>Cash flow from financing activities</u></b>		
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		
<b>Net cash inflow/(outflow) from financing activities</b>		
<b>Net change in cash and cash equivalents</b>		
<b>Cash and cash equivalents at beginning of the year</b>		
<b>Cash and cash equivalents at end of the year</b>		

**Audited Financial Statements (AFS) 2019-2020**
**Scottish Housing  
Regulator**
**Particulars of turnover, operating costs and operating surplus or deficit – Current Year**

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

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

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

## Audited Financial Statements (AFS) 2019-2020

### 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						
<b>Gross income</b>						
Voids						
<b>Net income</b>						
Grants released from deferred income						
Revenue grants from Scottish Ministers						
Other revenue grants						
<b>Total turnover: letting</b>						
Management and maintenance administration costs						
Service costs						
Planned maintenance						
Reactive maintenance						
Bad debts written (off)/back						
Depreciation: housing						
Impairment						
<b>Operating costs</b>						
<b>Operating surplus/(deficit)</b>						

#### Prior Year

<b>Total turnover: letting</b>				
<b>Operating costs</b>				
<b>Operating surplus/(deficit)</b>				

## Audited Financial Statements (AFS) 2019-2020

### 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								
<b>Current Year Total</b>								
<b>Prior Year Total</b>								



Audited Financial Statements (AFS) 2019-2020

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					

Audited Financial Statements (AFS) 2019-2020

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)		

Audited Financial Statements (AFS) 2019-2020

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?	


**Audited Financial Statements (AFS) 2019-2020**
**RATIOS**

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