

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						
Gross rents & service charges						
Rent loss from voids						
Net rent & service charges						
Developments for sale income						
Grants released from deferred income						
Grants from Scottish Ministers						
Other grants						
Other income						
TURNOVER						
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						
Operating Costs						
Gain/(Loss) on disposal of PPE						
Exceptional Items - (Income) / Expense						
OPERATING SURPLUS/(DEFICIT)						
Interest receivable and other income						
Interest payable and similar charges						
Increase / (Decrease) in Negative Goodwill						
Other Gains / (Losses)						
SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAX						
Tax on surplus on ordinary activities						
SURPLUS/(DEFICIT) FOR THE YEAR AFTER TAX						
Actuarial (loss) / gain in respect of pension schemes						
Change in Fair Value of hedged financial instruments.						
TOTAL COMPREHENSIVE INCOME FOR THE YEAR						

STATEMENT OF FINANCIAL POSITION

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
	£'000	£'000	£'000	£'000	£'000	£'000
Non-Current Assets						
Intangible Assets & Goodwill						
Housing properties - Gross cost or valuation						
Less:						
Housing Depreciation						
Negative Goodwill						
NET HOUSING ASSETS						
Non-Current Investments						
Other Non Current Assets						
TOTAL NON-CURRENT ASSETS						
Current Assets						
Net rental receivables						
Other receivables, stock & WIP						
Investments (non-cash)						
Cash at bank and in hand						
TOTAL CURRENT ASSETS						
Payables : Amounts falling due within One Year						
Loans due within one year						
Overdrafts due within one year						
Other short-term payables						
TOTAL CURRENT LIABILITIES						
NET CURRENT ASSETS/(LIABILITIES)						
TOTAL ASSETS LESS CURRENT LIABILITIES						
Payables : Amounts falling due After One Year						
Loans due after one year						
Other long-term payables						
Grants to be released						
Provisions for liabilities & charges						
Pension asset / (liability)						
NET ASSETS						
Capital & Reserves						
Share capital						
Revaluation reserve						
Restricted reserves						
Revenue reserves						
TOTAL CAPITAL & RESERVES						
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
Net Cash from Operating Activities						
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						
NET CASH FROM OPERATING ACTIVITIES						
Tax (Paid) / Refunded						
Return on Investment and Servicing of Finance						
Interest Received						
Interest (Paid)						
RETURNS ON INVESTMENT AND SERVICING OF FINANCE						
Capital Expenditure & Financial Investment						
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						
CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT						
NET CASH BEFORE FINANCING						
Financing						
Equity drawdown						
Debt drawdown						
Debt repayment						
Working Capital (Cash) - Drawn / (Repaid)						
NET CASH FROM FINANCING						
INCREASE / (DECREASE) IN NET CASH						
Cash Balance						
Balance Brought Forward						
Increase / (Decrease) in Net Cash						
CLOSING BALANCE						

ADDITIONAL INFORMATION

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
	£'000	£'000	£'000	£'000	£'000	£'000
Number of units added during year to:						
New Social Rent Properties added						
New MMR Properties added						
New Low Costs Home Ownership Properties added						
New Properties - Other Tenures added						
Total number of new affordable housing units added during year						
Number of units lost during year from:						
Sales including right to buy						
Demolition						
Other						
Units owned						
Social Rent Properties						
MMR Properties						
Low Costs Home Ownership Properties						
Properties - Other Tenures						
Number of units owned at end of period						
Number of units managed at end of period (excl. factored units)						
Financed by:						
Scottish Housing Grants						
Other public subsidy						
Private finance						
Sales						
Cash reserves						
Other						
Total cost of new units						
Assumptions:						
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						
ESSH Revenue Expenditure included above						
ESSH Capital Expenditure included above						
Total capital and revenue expenditure on maintenance of pre-1919 properties						
Total capital and revenue expenditure on maintenance of all other properties						

**RATIOS**

Financial capacity	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Interest cover						
Gearing						
Efficiency						
Voids						
Arrears						
Bad debts						
Staff costs / turnover						
Turnover per unit						
Responsive repairs to planned maintenance ratio						
Liquidity						
Current ratio						
Profitability						
Gross surplus / Deficit						
Net surplus / Deficit						
EBITDA / revenue						
Financing						
Debt Burden ratio						
Net debt per unit						
Debt per unit						
Diversification						
Income from non-rental activities						