

Landlord Name:	Ochil View Housing Association Ltd
RSL Reg No.:	213
Report generated date:	27/11/2024 09:58:52

Approval

A1.1	Date approved	30/05/2024
A1.2	Approver	Anne Smith
A1.3	Approver job title	Chief Executive
A1.9	General Comment	

STATEMENT OF COMPREHENSIVE INCOME						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
	£'000	£'000	£'000	£'000	£'000	£'000
Gross rents	7,224.7	7,696.1	7,930.8	8,191.6	8,550.1	8,973.3
Service charges	0.0	0.0	0.0	0.0	0.0	0.0
Gross rents & service charges	7,224.7	7,696.1	7,930.8	8,191.6	8,550.1	8,973.3
Rent loss from voids	46.9	53.6	55.3	57.1	59.6	62.6
Net rent & service charges	7,177.8	7,642.5	7,875.5	8,134.5	8,490.5	8,910.7
Developments for sale income	0.0	0.0	0.0	0.0	0.0	0.0
Grants released from deferred income	876.2	875.0	875.0	875.0	875.0	875.0
Grants from Scottish Ministers	304.7	359.5	102.0	104.0	106.1	108.2
Other grants	0.0	0.0	0.0	0.0	0.0	0.0
Other income	18.0	19.4	19.9	20.3	20.8	21.3
TURNOVER	8,376.7	8,896.4	8,872.4	9,133.8	9,492.4	9,915.2
Less:						
Housing depreciation	1,897.3	1,995.9	2,049.2	2,114.6	2,188.4	2,248.0
Impairment written off / (back)	0.0	0.0	0.0	0.0	0.0	0.0
Management costs	2,185.1	2,452.4	2,495.4	2,619.1	2,644.5	2,714.2
Service costs	225.6	250.4	257.3	264.4	271.7	279.1
Planned maintenance - direct costs	918.2	1,197.6	897.8	1,192.9	863.8	1,105.2
Re-active & voids maintenance - direct costs	1,075.3	1,169.7	1,211.4	1,254.6	1,308.7	1,371.6
Maintenance overhead costs	0.0	0.0	0.0	0.0	0.0	0.0
Bad debts written off / (back)	31.8	57.5	59.2	61.2	63.9	67.0
Developments for sale costs	0.0	0.0	0.0	0.0	0.0	0.0
Other activity costs	44.1	45.0	45.9	46.8	47.7	48.7
Other costs	0.0	0.0	0.0	0.0	0.0	0.0
	4,480.1	5,172.6	4,967.0	5,439.0	5,200.3	5,585.8
Operating Costs	6,377.4	7,168.5	7,016.2	7,553.6	7,388.7	7,833.8
Gain/(Loss) on disposal of PPE	(4.9)	0.0	0.0	0.0	0.0	0.0
Exceptional Items - (Income) / Expense	0.0	0.0	0.0	0.0	0.0	0.0
OPERATING SURPLUS/(DEFICIT)	1,994.4	1,727.9	1,856.2	1,580.2	2,103.7	2,081.4
Interest receivable and other income	318.4	369.3	206.8	136.0	181.6	110.4
Interest payable and similar charges	562.2	527.8	493.1	459.8	692.8	676.6
Increase / (Decrease) in Negative Goodwill	0.0	0.0	0.0	0.0	0.0	0.0
Other Gains / (Losses)	98.7	93.3	88.5	83.6	79.2	73.6
SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAX	1,849.3	1,662.7	1,658.4	1,340.0	1,671.7	1,588.8
Tax on surplus on ordinary activities	0.0	0.0	0.0	0.0	0.0	0.0
SURPLUS/(DEFICIT) FOR THE YEAR AFTER TAX	1,849.3	1,662.7	1,658.4	1,340.0	1,671.7	1,588.8
Actuarial (loss) / gain in respect of pension schemes	0.0	0.0	0.0	0.0	0.0	0.0
Change in Fair Value of hedged financial instruments.	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	1,849.3	1,662.7	1,658.4	1,340.0	1,671.7	1,588.8

STATEMENT OF FINANCIAL POSITION						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Non-Current Assets	£'000	£'000	£'000	£'000	£'000	£'000
Intangible Assets & Goodwill	0.0	0.0	0.0	0.0	0.0	0.0
Housing properties - Gross cost or valuation	91,207.9	93,696.5	96,431.0	99,603.1	108,915.7	116,493.0
Less:						
Housing Depreciation	31,772.7	33,768.6	35,817.8	37,932.4	40,120.8	42,368.8
Negative Goodwill	0.0	0.0	0.0	0.0	0.0	0.0
NET HOUSING ASSETS	59,435.2	59,927.9	60,613.2	61,670.7	68,794.9	74,124.2
Non-Current Investments	0.0	0.0	0.0	0.0	0.0	0.0
Other Non Current Assets	495.3	486.9	473.8	487.1	474.0	474.1
TOTAL NON-CURRENT ASSETS	59,930.5	60,414.8	61,087.0	62,157.8	69,268.9	74,598.3
Current Assets						
Net rental receivables	23.1	23.6	24.0	24.5	25.0	25.5
Other receivables, stock & WIP	429.2	293.5	308.1	322.6	337.1	351.7
Investments (non-cash)	0.0	0.0	0.0	0.0	0.0	0.0
Cash at bank and in hand	9,441.8	8,689.9	7,544.6	5,685.6	6,932.0	3,635.8
TOTAL CURRENT ASSETS	9,894.1	9,007.0	7,876.7	6,032.7	7,294.1	4,013.0
Payables : Amounts falling due within One Year						
Loans due within one year	1,473.6	1,473.6	1,473.6	1,575.2	1,589.7	1,595.4
Overdrafts due within one year	0.0	0.0	0.0	0.0	0.0	0.0
Other short-term payables	834.9	813.7	812.6	811.8	811.0	810.0
TOTAL CURRENT LIABILITIES	2,308.5	2,287.3	2,286.2	2,387.0	2,400.7	2,405.4
NET CURRENT ASSETS/(LIABILITIES)	7,585.6	6,719.7	5,590.5	3,645.7	4,893.4	1,607.6
TOTAL ASSETS LESS CURRENT LIABILITIES	67,516.1	67,134.5	66,677.5	65,803.5	74,162.3	76,205.9
Payables : Amounts falling due After One Year						
Loans due after one year	19,519.9	18,050.1	16,578.2	15,002.6	19,323.7	17,726.9
Other long-term payables	866.9	773.6	685.1	601.5	517.9	438.7
Grants to be released	31,729.8	31,248.6	30,693.6	30,138.6	32,583.6	34,708.5
TOTAL LONG TERM LIABILITIES	52,116.6	50,072.3	47,956.9	45,742.7	52,425.2	52,874.1
Provisions for liabilities & charges	0.0	0.0	0.0	0.0	0.0	0.0
Pension asset / (liability)	0.0	0.0	0.0	0.0	0.0	0.0
NET ASSETS	15,399.5	17,062.2	18,720.6	20,060.8	21,737.1	23,331.8
Capital & Reserves						
Share capital	0.0	0.0	0.0	0.0	0.0	0.0
Revaluation reserve	0.0	0.0	0.0	0.0	0.0	0.0
Restricted reserves	0.0	0.0	0.0	0.0	0.0	0.0
Revenue reserves	15,399.5	17,062.2	18,720.6	20,060.8	21,737.1	23,331.8
TOTAL CAPITAL & RESERVES	15,399.5	17,062.2	18,720.6	20,060.8	21,737.1	23,331.8
Intra Group Receivables - as included above	0.0	0.0	0.0	0.0	0.0	0.0
Intra Group Payables - as included above	0.0	0.0	0.0	0.0	0.0	0.0

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)	1,994.4	1,727.9	1,856.2	1,580.2	2,103.7	2,081.4
Depreciation & Amortisation	1,070.7	1,170.5	1,223.8	1,289.2	1,363.0	1,422.6
Impairments / (Revaluation Enhancements)	0.0	0.0	0.0	0.0	0.0	0.0
Increase / (Decrease) in Payables	25.8	(20.4)	(1.1)	(0.8)	(0.8)	(1.0)
(Increase) / Decrease in Receivables	(38.9)	135.2	(15.0)	(15.0)	(15.0)	(15.1)
(Increase) / Decrease in Stock & WIP	0.0	0.0	0.0	0.0	0.0	0.0
Gain / (Loss) on sale of non-current assets	0.0	0.0	0.0	0.0	0.0	0.0
Other non-cash adjustments	(260.6)	13.7	(10.7)	42.9	(9.2)	(21.6)
NET CASH FROM OPERATING ACTIVITIES	2,791.4	3,026.9	3,053.2	2,896.5	3,441.7	3,466.3
Tax (Paid) / Refunded	0.0	0.0	0.0	0.0	0.0	0.0
Return on Investment and Servicing of Finance						
Interest Received	318.4	369.3	206.8	136.0	181.6	110.4
Interest (Paid)	(562.2)	(527.8)	(493.1)	(459.8)	(779.5)	(673.3)
RETURNS ON INVESTMENT AND SERVICING OF FINANCE	(243.8)	(158.5)	(286.3)	(323.8)	(597.9)	(562.9)
Capital Expenditure & Financial Investment						
Construction or acquisition of Housing properties	(1,027.2)	(901.0)	(786.0)	(786.0)	(6,786.0)	(6,000.0)
Improvement of Housing	(227.6)	(1,587.5)	(1,948.6)	(2,386.1)	(2,526.6)	(1,577.3)
Construction or acquisition of other Land & Buildings	0.0	0.0	0.0	0.0	0.0	0.0
Construction or acquisition of other Non-Current Assets	(48.0)	(55.7)	(25.7)	(105.6)	(27.1)	(27.9)
Sale of Social Housing Properties	0.0	0.0	0.0	0.0	0.0	0.0
Sale of Other Land & Buildings	0.0	0.0	0.0	0.0	0.0	0.0
Sale of Other Non-Current Assets	0.0	0.0	0.0	0.0	0.0	0.0
Grants (Repaid) / Received	320.0	393.8	320.0	320.0	3,320.0	3,000.0
CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT	(982.8)	(2,150.4)	(2,440.3)	(2,957.7)	(6,019.7)	(4,605.2)
NET CASH BEFORE FINANCING	1,564.8	718.0	326.6	(385.0)	(3,175.9)	(1,701.8)
Financing						
Equity drawdown	0.0	0.0	0.0	0.0	0.0	0.0
Debt drawdown	0.0	0.0	0.0	0.0	6,000.0	0.0
Debt repayment	(1,470.7)	(1,469.9)	(1,471.9)	(1,474.0)	(1,577.7)	(1,594.4)
Working Capital (Cash) - Drawn / (Repaid)	0.0	0.0	0.0	0.0	0.0	0.0
NET CASH FROM FINANCING	(1,470.7)	(1,469.9)	(1,471.9)	(1,474.0)	4,422.3	(1,594.4)
INCREASE / (DECREASE) IN NET CASH	94.1	(751.9)	(1,145.3)	(1,859.0)	1,246.4	(3,296.2)
Cash Balance						
Balance Brought Forward	9,347.7	9,441.8	8,689.9	7,544.6	5,685.6	6,932.0
Increase / (Decrease) in Net Cash	94.1	(751.9)	(1,145.3)	(1,859.0)	1,246.4	(3,296.2)
CLOSING BALANCE	9,441.8	8,689.9	7,544.6	5,685.6	6,932.0	3,635.8



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	10	9	8	8	38	30
New MMR Properties added	0	0	0	0	0	0
New Low Costs Home Ownership Properties added	0	0	0	0	0	0
New Properties - Other Tenures added	0	0	0	0	0	0
Transfers in	0	0	0	0	0	0
Total number of new affordable housing units added during year	10	9	8	8	38	30
Units developed for sale:						
Number of units developed for sale to RSLs	0	0	0	0	0	0
Number of units developed for sale to non-RSLs	0	0	0	0	0	0
Development Assumption Indicator	Yes					
Number of units lost during year from:						
Sales including right to buy	0	0	0	0	0	0
Demolition	0	0	0	0	0	0
Transfers out	0	0	0	0	0	0
Other	2	0	0	0	0	0
Number of units managed at end of period (exclude factored units)	1,469	1,478	1,486	1,494	1,532	1,562
Units owned:						
Social Rent Properties	1,455	1,464	1,472	1,480	1,518	1,548
MMR Properties	0	0	0	0	0	0
Low Costs Home Ownership Properties	14	14	14	14	14	14
Properties - Other Tenures	0	0	0	0	0	0
Number of units owned at end of period	1,469	1,478	1,486	1,494	1,532	1,562
Financed by:						
Scottish Housing Grants	320.0	393.8	320.0	320.0	3,320.0	3,000.0
Other public subsidy	0.0	0.0	0.0	0.0	0.0	0.0
Private finance	0.0	0.0	0.0	0.0	6,000.0	0.0
Sales	0.0	0.0	0.0	0.0	0.0	0.0
Cash reserves	707.2	507.2	466.0	466.0	466.0	0.0
Other	0.0	0.0	0.0	0.0	0.0	0.0
Total cost of new units	1,027.2	901.0	786.0	786.0	9,786.0	3,000.0
Assumptions:						
General Inflation (%)	0.1	4.6	2.0	2.0	2.0	2.0
Rent increase - Margin above/below General Inflation (%)	0.0	1.0	0.5	0.7	0.7	0.7
Operating cost increase - Margin above/below General Inflation (%)	0.0	0.0	0.8	0.8	0.8	0.8
Direct maint cost increase-Margin above/below General Inflation (%)	0.0	0.0	1.0	1.0	1.0	1.0
Actual / Assumed average salary increase (%)	5.2	6.0	2.8	2.8	2.8	2.8
Average cost of borrowing (%)	2.6	2.6	2.6	2.6	3.7	3.4
Employers Contributions for pensions (%)	14.3	14.3	14.3	14.3	14.3	14.3
Employers Contributions for pensions (£'000)	223.2	265.6	273.0	280.7	288.5	296.6
SHAPS Pensions deficit contributions (£'000)	0.0	0.0	0.0	0.0	0.0	0.0
Min. headroom cover on tightest interest cover covenant (£'000)	2,550.0	2,650.0	2,700.0	2,450.0	2,800.0	2,850.0
Minimum headroom cover on tightest gearing covenant (£'000)	21,000.0	25,000.0	25,000.0	25,000.0	25,000.0	24,000.0

Minimum headroom cover on tightest asset cover covenant (£'000)	170.0	230.0	290.0	350.0	410.0	470.0
Total staff costs (including NI & pension costs) (£'000)	1,395.9	1,586.1	1,630.5	1,676.2	1,723.1	1,771.3
Full time equivalent staff	26.8	29.3	29.3	29.3	29.3	29.3
ESSH Revenue Expenditure included above (£'000)	4.7	16.6	4.7	4.9	5.0	5.2
ESSH Capital Expenditure included above (£'000)	0.0	0.0	0.0	0.0	0.0	0.0
Total capital & revenue expend on maint pre-1919 properties (£'000)	0.0	0.0	0.0	0.0	0.0	0.0
Total capital & revenue expend on maint all other properties (£'000)	2,221.1	3,954.8	4,057.8	4,833.6	4,699.1	4,054.1
Estimated decarbonisation cost indicator	No					
Estimated decarbonisation cost (£'000)	-					

Five Year Financial Projections (FYFP) 2023-2024



TRENDS & COMPARATORS

RATIOS	Year -2	Year -1	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	National Median
Financial capacity	Actual	Actual	Outturn	Forecast	Forecast	Forecast	Forecast	Forecast	
Interest cover	635.4%	492.3%	553.148%	643.463%	661.124%	659.526%	464.824%	531.219%	425.2%
Gearing	112.8%	103.9%	75.013%	63.496%	56.126%	54.296%	64.320%	67.232%	44.8%
Efficiency									
Voids	0.6%	0.7%	0.649%	0.696%	0.697%	0.697%	0.697%	0.698%	0.8%
Arrears	0.4%	0.3%	0.322%	0.309%	0.305%	0.301%	0.294%	0.286%	1.9%
Bad debts	0.2%	0.5%	0.443%	0.752%	0.752%	0.752%	0.753%	0.752%	0.5%
Staff costs / turnover	16.5%	15.6%	16.664%	17.829%	18.377%	18.352%	18.152%	17.864%	21.0%
Turnover per unit	£5,094	£5,535	£5,702	£6,019	£5,971	£6,114	£6,196	£6,348	£5,571
Responsive repairs to planned maintenance	1.9	3.4	1.1	2.4	2.3	2.9	2.6	2.0	1.6
Liquidity									
Current ratio	3.0	2.9	4.3	3.9	3.4	2.5	3.0	1.7	1.9
Profitability									
Gross surplus / (deficit)	23.7%	23.9%	23.809%	19.422%	20.921%	17.301%	22.162%	20.992%	16.2%
Net surplus / (deficit)	18.1%	19.5%	22.077%	18.690%	18.692%	14.671%	17.611%	16.024%	11.1%
EBITDA / revenue	41.3%	25.5%	43.742%	24.013%	22.055%	14.328%	18.599%	27.756%	28.8%
Financing									
Debt Burden	3.2	2.9	2.5	2.2	2.0	1.8	2.2	1.9	1.7
Net debt per unit	£9,520	£9,639	£7,864	£7,330	£7,071	£7,291	£9,126	£10,043	£7,062
Debt per unit	£16,483	£16,037	£14,291	£13,210	£12,148	£11,096	£13,651	£12,370	£10,191
Diversification									
Income from non-rental activities	14.0%	16.0%	14.312%	14.094%	11.236%	10.941%	10.555%	10.131%	17.4%
INDICATORS									
Turnover	7,396.4	8,086.1	8,376.7	8,896.4	8,872.4	9,133.8	9,492.4	9,915.2	
Operating costs	3,850.6	4,182.9	4,480.1	5,172.6	4,967.0	5,439.0	5,200.3	5,585.8	
Net housing assets	60,240.7	60,077.8	59,435.2	59,927.9	60,613.2	61,670.7	68,794.9	74,124.2	
Cash & current investments	10,110.3	9,347.7	9,441.8	8,689.9	7,544.6	5,685.6	6,932.0	3,635.8	
Debt	23,933.7	23,429.9	20,993.5	19,523.7	18,051.8	16,577.8	20,913.4	19,322.3	
Net assets / capital & reserves	12,253.0	13,550.2	15,399.5	17,062.2	18,720.6	20,060.8	21,737.1	23,331.8	

Comments

Page	Field	Comment
SOCI	Gross rents	Years 1-4 include 8 off-the-shelf purchases per annum, plus 30 development units each in Years 4 and 5. 1 mortgage to rent in Yr 1
SOCI	Grants from Scottish Ministers	Grants from Scottish Government in respect of medical adaptations
SOCI	Other income	Factoring income (£13K year 0) and other sundry income £5K Year 0
SOCI	Management costs	Employee costs, overheads, insurance, other housing management overheads (excluding recharge repairs and factoring)
SOCI	Planned maintenance - direct costs	Includes cyclical, planned repairs and medical adaptations costs. Particularly high in Year 1 to due to a specific "one-off" project
SOCI	Other activity costs	Factoring costs and recharge repair write offs
SOCI	Other Gains / (Losses)	Unwinding of the adjustment for breakage costs incurred when loans were re-fixed in 2017 - as per exceptional item disclosed in accounts
SOCI	Actuarial (loss) / gain in respect of pension schemes	Information from SHAPS re position at 31/3/24 is not available at the time of producing the forecast. No attempt has been made to forecast this as figures fluctuate substantially year on year
SOFP	Housing properties - Gross cost or valuation	Additions include component replacements and 93 units over the 5 year period
SOFP	Other long-term payables	This item relates to breakage costs resulting from the loan fix in 207 - this "unwinds" annually via a release to the SOCI through the exceptional item reported in the annual accounts
SOCF	Construction or acquisition of Housing properties	Off the shelf purchases, mortgage to rent and new development in years 4 and 5
SOCF	Improvement of Housing	Component replacements planned
SOCF	Debt drawdown	Assumption is that private finance be sought for units added in years 4 and 5 and this will be drawn down in year 4. This is subject to review and will depend

Page	Field	Comment
		on current economic climate/interest rates
Additional Information	New Social Rent Properties added	Year 1: 8 off the shelf, 1 mortgage to rent Years 2-4: 8 off the shelf each year Years 4 and 5 - 60 units new development - to be identified
Additional Information	Other	2 shared ownership properties bought back by the Association in 2023-24 - now included in general needs rented stock. These are included in the 10 "new social rent properties added" figure above
Additional Information	Number of units owned at end of period	2 shared ownership properties moved from Low Cost Ownership to Social Rent Properties following buy-backs during the year 2023-24
Additional Information	Scottish Housing Grants	1 grant received for mortgage to rent property in Year 1
Additional Information	Private finance	Private finance will be required to finance new units in years 4 and 5. This will all be drawn down in year 4
Additional Information	General Inflation (%)	There is no general rate of inflation assumption for year 0, as these figures are based on actual draft figures for the financial year, not on assumption
Additional Information	Rent increase - Margin above General Inflation (%)	This version of the plan includes a + over and above inflation. Substantial increases in operating costs (maintenance, employee costs, insurance, general overheads) has necessitated this. This will be reviewed on an annual basis.
Additional Information	Operating cost increase - Margin above General Inflation (%)	No operating cost margin was applied in year 1 as year 1 figures are based on annual budget which reflects actual expected costs
Additional Information	Direct maintenance cost increase - Margin above General Inflation (%)	No direct cost margin was applied in year 1 as year 1 figures are based on annual budget which reflects actual expected costs
Additional Information	Average cost of borrowing (%)	All current loans are fixed. Additional private finance in Year 4 assumed not to be fixed
Additional Information	Employers Contributions for pensions (%)	This is the maximum contribution. currently 'ers contribution for the CARE 70th Scheme is 14.3%,

Page	Field	Comment
		and for those in the defined contribution scheme this is 13.25%
Additional Information	Employers Contributions for pensions (£'000)	Budget under-spent during year 0, due to staff absence impacting on contributions. Year 1 reflects new staff structure, and increase in staff pension costs accordingly.
Additional Information	Total staff costs (including NI & pension costs)	Additional costs between Year 0 and Year 1 reflect additional 2.3 fte as a result of a staff structure review, budget for maternity cover in Year 1, and 6% increase in salaries from 1/4/24
Additional Information	Full time Equivalent Staff Curr Year	Additional 2.3 fte included in Year 1 forecast to reflect latest staff structure review (previous fte 27.0)
Additional Information	ESSH Revenue Expenditure included above	EPC costs and budget for consultant in Year 1
Additional Information	Estimated decarbonisation cost	Consultant being appointed in 2024-25 to provide report/advice