

Financial Projections & Assumptions

2019

Oak Tree Housing Association Ltd

137



		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	
		Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	
		£'000	£'000	£'000	£'000	£'000	£'000	
PLEASE USE "0" FOR NIL VALUES THROUGHOUT THIS RETURN								
STATEMENT OF COMPREHENSIVE INCOME								
Gross rents	10 :	7,694.0	7,985.5	8,512.7	9,572.1	9,935.8	10,236.8	
Service charges	11 :	120.5	128.6	136.3	145.7	149.4	153.1	
Gross rents & service charges	12 :	7,814.5	8,114.1	8,649.0	9,717.8	10,085.2	10,389.9	10+11
Rent loss from voids	13 :	151.4	221.9	246.3	278.6	289.1	297.7	
Net rent & service charges	14 :	7,663.1	7,892.2	8,402.7	9,439.2	9,796.1	10,092.2	12-13
Developments for sale income	15 :	2,077.3	2,142.8	2198.1	2256.7	2230.7	2256.1	
Grants released from deferred income	16 :	0	0	0	0	0	0	
Grants from Scottish Ministers	17 :	112.2	96	99	102.2	105.6	108.3	
Other grants	18 :	0	0	0	0	0	0	
Other income	19 :	509.8	521.3	446.9	461.6	476.8	489.2	
TURNOVER	20 :	10,362.4	10,652.3	11,146.7	12,259.7	12,609.2	12,945.8	SUM(14:19)
Less:								
Housing depreciation	22 :	3,355.9	3,575.9	3,797.4	4,289.7	4,452.3	4,549.1	
Impairment written off / (back)	23 :	0.0	0.0	0.0	0.0	0.0	0.0	
Management costs	25 :	2,225.7	2,437.2	2,335.6	2,409.7	2,514.6	2,601.5	
Planned maintenance - direct costs	26 :	437.1	1,011.4	1,139.7	626.1	942.4	782.8	
Re-active & voids maintenance - direct costs	27 :	1223.5	1075.8	1110.1	1154.9	1268.6	1306.7	
Maintenance overhead costs	28 :	0	0	0	0	0	0	
Bad debts written off / (back)	29 :	31.1	101.4	129.8	171	201.7	207.8	
Developments for sale costs	30 :	0	0	0	0	0	0	
Other activity costs	31 :	730.2	697.1	641.1	534.1	551.6	565.9	
Other costs	32 :	204.1	221.5	228.4	235.9	243.7	249.8	
	33 :	4,851.7	5,544.4	5,584.7	5,131.7	5,722.6	5,714.5	SUM (25:32)
Operating Costs	35 :	8,207.6	9,120.3	9,382.1	9,421.4	10,174.9	10,263.6	22+23+33
Gain/(Loss) on disposal of PPE	36 :	(6.3)	0.0	0.0	0.0	0.0	0.0	
Exceptional Items - (Income) / Expense	37 :	393.5	0	0	0	0	0	
OPERATING SURPLUS/(DEFICIT)	38 :	1,755.0	1,532.0	1,764.6	2,838.3	2,434.3	2,682.2	20-35+36-37
Interest receivable and other income	40 :	92.8	85.5	81.6	76.4	66.4	67.5	
Interest payable and similar charges	41 :	721.5	349.9	580.6	860.9	865.9	940	
Increase / (Decrease) in Negative Goodwill	42 :	0	0	0	0	0	0	
Other Gains / (Losses)	43 :	-93.8	-45	-45	-45	0	0	
SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAX	45 :	1,032.5	1,222.6	1,220.6	2,008.8	1,634.8	1,809.7	38+40-41+42+43

		£'000	£'000	£'000	£'000	£'000	£'000	
Tax on surplus on ordinary activities	47 :	0	0	0	0	0	0	
SURPLUS/(DEFICIT) FOR THE YEAR AFTER TAX	49 :	1,032.5	1,222.6	1,220.6	2,008.8	1,634.8	1,809.7	45-47
STATEMENT OF FINANCIAL POSITION								
Non-Current Assets								
Intangible Assets & Goodwill	54 :	0	0	0	0	0	0	
Housing properties - Gross cost or valuation	57 :	139671.6	150243.8	166342.7	169890.4	172597.7	173649.3	
Less								
Housing Depreciation	59 :	43394.8	46970.5	50768	55057.6	59509.8	64058.7	
Negative Goodwill	60 :	0	0	0	0	0	0	
NET HOUSING ASSETS	61 :	96,276.8	103,273.3	115,574.7	114,832.8	113,087.9	109,590.6	57-59-60
Non-Current Investments	63 :	979.7	855.7	729.8	603.9	478.1	352.2	
Other Non Current Assets	64 :	1075.3	1800.7	1735.4	1661.4	1617.5	1569.4	
TOTAL NON-CURRENT ASSETS	65 :	98,331.8	105,929.7	118,039.9	117,098.1	115,183.5	111,512.2	54+61+63+64
Current Assets								
Net rental receivables	68 :	98.4	125.8	139.4	149.8	155.5	161.2	
Other receivables, stock & WIP	69 :	554	562.8	573.7	584.9	596.4	608.1	
Investments (non-cash)	70 :	0	0	0	0	0	0	
Cash at bank and in hand	71 :	7596.9	5961.8	5551	4572.4	4256.1	5859.2	
TOTAL CURRENT ASSETS	72 :	8,249.3	6,650.4	6,264.1	5,307.1	5,008.0	6,628.5	SUM(68:71)
Payables : Amounts falling due within One Year								
Loans due within one year	75 :	820	973.1	983.5	997.9	1009.8	1000.5	
Overdrafts due within one year	76 :	0	0	0	0	0	0	
Other short-term payables	77 :	1372.9	1407.1	1442.4	1478.2	1515.4	1553.3	
TOTAL CURRENT LIABILITIES	78 :	2,192.9	2,380.2	2,425.9	2,476.1	2,525.2	2,553.8	75+76+77
NET CURRENT ASSETS/(LIABILITIES)	80 :	6,056.4	4,270.2	3,838.2	2,831.0	2,482.8	4,074.7	72-78
TOTAL ASSETS LESS CURRENT LIABILITIES	82 :	104,388.2	110,199.9	121,878.1	119,929.1	117,666.3	115,586.9	65+80
Payables : Amounts falling due After One Year								
Loans due after one year	85 :	15893.5	17760.9	27970.4	26525.7	24883.5	23250.5	
Other long-term payables	86 :	0	0	0	0	0	0	
Grants to be released	87 :	61862.2	64823	65318.9	63062.2	60831.5	58575.4	
	88 :	77,755.7	82,583.9	93,289.3	89,587.9	85,715.0	81,825.9	85+86+87
Provisions for liabilities & charges	89 :	1974	1734.8	1487.2	1230.7	1206.1	1206.1	
NET ASSETS	90 :	24,658.5	25,881.2	27,101.6	29,110.5	30,745.2	32,554.9	82-88-89
Capital & Reserves								
Share capital	93 :	0.2	0.2	0.2	0.2	0.2	0.2	
Revaluation reserve	94 :	0	0	0	0	0	0	
Restricted reserves	95 :	0	0	0	0	0	0	
Revenue reserves	96 :	24658.3	25881	27101.4	29110.3	30745	32554.7	
TOTAL CAPITAL & RESERVES	97 :	24,658.5	25,881.2	27,101.6	29,110.5	30,745.2	32,554.9	SUM(93:96)
Pension Liability - as included above	99 :	1974	1734.8	1487.2	1230.7	1206.1	1206.1	
Intra Group Receivables - as included above	100 :	156.7	125.9	125.9	125.9	125.9	125.9	

		£'000	£'000	£'000	£'000	£'000	£'000	
Intra Group Payables - as included above	101 :	14.5	0	0	0	0	0	
Balance check	102 :	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	
STATEMENT OF CASHFLOWS								
Net Cash from Operating Activities								
Operating Surplus/(Deficit)	106 :	1,755.0	1,532.0	1,764.6	2,838.3	2,434.3	2,682.2	38
Depreciation & Amortisation	107 :	1,581.8	1,519.3	1,699.4	2,133.0	2,304.0	2,366.3	
Impairments / (Revaluation Enhancements)	108 :	0.0	0.0	0.0	0.0	0.0	0.0	
Increase / (Decrease) in Payables	109 :	167.1	(249.9)	(257.5)	(265.4)	12.5	37.9	
(Increase) / Decrease in Receivables	110 :	-62.3	-38	-24.5	-21.6	-17.2	-17.5	
(Increase) / Decrease in Stock & WIP	111 :	0	0	0	0	0	0	
Gain / (Loss) on sale of non-current assets	112 :	0	0	0	0	0	0	
Other non-cash adjustments	113 :	59.1	0	-0.1	0.1	-0.1	0.1	
NET CASH FROM OPERATING ACTIVITIES	114 :	3,500.7	2,763.4	3,181.9	4,684.4	4,733.5	5,069.0	SUM(106:113)
Tax (Paid) / Refunded	116 :	0	0	0	0	0	0	
Return on Investment and Servicing of Finance								
Interest Received	119 :	92.8	85.4	81.6	76.1	66.4	67.5	
Interest (Paid)	120 :	-721.5	-349.9	-580.6	-860.9	-865.9	-940	
RETURNS ON INVESTMENT AND SERVICING OF FINANCE	121 :	(628.7)	(264.5)	(499.0)	(784.8)	(799.5)	(872.5)	119+120
Capital Expenditure & Financial Investment								
Construction or acquisition of Housing properties	124 :	-1218.2	-8051.9	-14054.3	-185.5	0	0	
Improvement of Housing	125 :	-1194.8	-2020.2	-2044.7	-3362.2	-2707.3	-1051.6	
Construction or acquisition of other Land & Buildings	126 :	0	-500	0	0	0	0	
Construction or acquisition of other Non-Current Assets	127 :	-675.9	-811.7	-34.8	-26	-38.6	-25.4	
Sale of Social Housing Properties	128 :	0	0	0	0	0	0	
Sale of Other Land & Buildings	129 :	0	0	0	0	0	0	
Sale of Other Non-Current Assets	130 :	125.9	125.9	125.9	125.9	125.9	125.9	
Grants (Repaid) / Received	131 :	1340.1	5103.5	2694.1	0	0	0	
CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT	132 :	(1,622.9)	(6,154.4)	(13,313.8)	(3,447.8)	(2,620.0)	(951.1)	SUM(124:131)
NET CASH BEFORE FINANCING	134 :	1,249.1	(3,655.5)	(10,630.9)	451.8	1,314.0	3,245.4	114+116+121+132
Financing								
Equity drawdown	137 :	0	0	0	0	0	0	
Debt drawdown	138 :	0	2949	11358.7	185.6	0	0	
Debt repayment	139 :	-795.9	-928.6	-1138.6	-1616	-1630.3	-1642.3	
Working Capital (Cash) - Drawn / (Repaid)	140 :	-48.8	0	0	0	0	0	
NET CASH FROM FINANCING	141 :	(844.7)	2,020.4	10,220.1	(1,430.4)	(1,630.3)	(1,642.3)	SUM(137:140)
INCREASE / (DECREASE) IN NET CASH	143 :	404.4	(1,635.1)	(410.8)	(978.6)	(316.3)	1,603.1	134+141
Cash Balance								
Balance Brought Forward	146 :	7,192.5	7,596.9	5,961.8	5,551.0	4,572.4	4,256.1	148 (Prior Year)
Increase / (Decrease) in Net Cash	147 :	404.4	(1,635.1)	(410.8)	(978.6)	(316.3)	1,603.1	143
CLOSING BALANCE	148 :	7,596.9	5,961.8	5,551.0	4,572.4	4,256.1	5,859.2	146+147
Difference between Closing Balance and Cash at bank and in hand	149 :	0.0	0.0	0.0	0.0	0.0	0.0	148-71

		£'000	£'000	£'000	£'000	£'000	£'000	
ADDITIONAL INFORMATION								
Units:								
Number of units owned at end of period	154 :	1,860	1,896	1,983	2,052	2,052	2,052	[prevytr]154+161-173-174-175
Number of units managed at end of period (exclude factored units)	155 :	1,860	1,896	1,983	2,052	2,052	2,052	
New Social Rent Properties added	157 :	0	36	87	69	0	0	
New MMR Properties added	158 :	0	0	0	0	0	0	
New Low Costs Home Ownership Properties added	159 :	0	0	0	0	0	0	
New Properties - Other Tenures added	160 :	0	0	0	0	0	0	
Total number of new affordable housing units added during year	161 :	0	36	87	69	0	0	SUM (157:160)
Financed by:								
Scottish Housing Grants	164 :	0.0	2,892.7	8,587.6	5,579.1	0.0	0.0	
Other public subsidy	165 :	0.0	0.0	0.0	0.0	0.0	0.0	
Private finance	166 :	0.0	2,667.9	6,746.9	5,100.9	0.0	0.0	
Sales	167 :	0	0	0	0	0	0	
Cash reserves	168 :	0	0	0	0	0	0	
Other	169 :	0	0	0	0	0	0	
Total cost of new units	170 :	0.0	5,560.6	15,334.5	10,680.0	0.0	0.0	SUM (164:169)
Number of units lost during year from:								
Sales including right to buy	173 :	1	0	0	0	0	0	
Demolition	174 :	0	0	0	0	0	0	
Other	175 :	0	0	0	0	0	0	
Assumptions:								
General Inflation (%)	178 :	0	3.1	3.3	3.3	2.5	2.5	
Rent increase - Margin above General Inflation (%)	179 :	0.5	0.5	0.5	0.5	0.5	0.5	
Operating cost increase - Margin above General Inflation (%)	180 :	0	0	0	0	0	0	
Direct maintenance cost increase - Margin above General Inflation (%)	181 :	0	0.5	0.5	0.5	0.5	0.5	
Average cost of borrowing (%)	182 :	4.2	2.1	3.1	3	3.2	3.6	
Employers Contributions for pensions (%)	183 :	12	12	12	12	12	12	
Employers Contributions for pensions (£'000)	184 :	160.2	195.7	190.7	197.2	204.2	209.8	
SHAPS Pensions deficit contributions (£'000)	185 :	275.9	284.2	267.8	0	0	0	
Total staff costs (including NI & pension costs)	187 :	2003.8	2176.2	2132.6	2077.6	1904.9	1959.1	
Full time equivalent staff	188 :	38	42	39	37	36.5	36.5	
EESSE Capital Expenditure included above	190 :	44	20	0	0	0	0	
EESSE Revenue Expenditure included above	191 :	0	0	0	0	0	0	
Version 7.19								