

Financial Projections & Assumptions

2020



Oak Tree Housing Association Ltd

137

		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	
		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 :	8,007.7	8,253.1	8,765.3	9,412.8	9,725.8	10,044.3	
Service charges	11 :	128.1	125.2	127.3	133.4	137.1	140.9	
Gross rents & service charges	12 :	8,135.8	8,378.3	8,892.6	9,546.2	9,862.9	10,185.2	10+11
Rent loss from voids	13 :	177.7	206.1	162.1	184.4	199.6	215.4	
Net rent & service charges	14 :	7,958.1	8,172.2	8,730.5	9,361.8	9,663.3	9,969.8	12-13
Developments for sale income	15 :	0.0	0.0	0.0	0.0	0.0	0.0	
Grants released from deferred income	16 :	3,210.2	2,096.7	2,129.4	2,222.7	2,228.7	2,228.7	
Grants from Scottish Ministers	17 :	88.9	76.5	78.0	80.0	82.2	84.5	
Other grants	18 :	1.0	0.0	0.0	0.0	0.0	0.0	
Other income	19 :	457.2	777.9	604.3	448.4	461.5	474.8	
TURNOVER	20 :	11,715.4	11,123.3	11,542.2	12,112.9	12,435.7	12,757.8	SUM(14:19)
Less:								
Housing depreciation	22 :	4,927.8	3,347.0	3,463.2	3,717.1	3,703.8	3,716.0	
Impairment written off / (back)	23 :	0.0	0.0	0.0	0.0	0.0	0.0	
Management costs	25 :	2,285.8	3,080.1	2,839.0	2,716.1	2,462.7	2,552.4	
Planned maintenance - direct costs	26 :	527.3	1,957.6	837.9	1,128.6	704.8	595.0	
Re-active & voids maintenance - direct costs	27 :	955.3	1,156.2	1,149.2	1,258.8	1,300.3	1,343.2	
Maintenance overhead costs	28 :	0.0	0.0	0.0	0.0	0.0	0.0	
Bad debts written off / (back)	29 :	40.3	122.6	146.7	171.8	187.0	203.7	
Developments for sale costs	30 :	0.0	0.0	0.0	0.0	0.0	0.0	
Other activity costs	31 :	568.6	840.3	680.4	478.0	491.9	506.0	
Other costs	32 :	169.9	240.9	252.1	262.5	269.9	277.4	
	33 :	4,547.2	7,397.7	5,905.3	6,015.8	5,416.6	5,477.7	SUM (25:32)
Operating Costs	35 :	9,475.0	10,744.7	9,368.5	9,732.9	9,120.4	9,193.7	22+23+33
Gain/(Loss) on disposal of PPE	36 :	0.0	0.0	0.0	0.0	0.0	0.0	
Exceptional Items - (Income) / Expense	37 :	0.0	0.0	0.0	0.0	0.0	0.0	
OPERATING SURPLUS/(DEFICIT)	38 :	2,240.4	378.6	2,173.7	2,380.0	3,315.3	3,564.1	20-35+36-37
Interest receivable and other income	40 :	104.3	48.5	43.9	41.6	52.5	60.7	
Interest payable and similar charges	41 :	300.6	354.7	400.5	459.3	458.0	426.6	
Increase / (Decrease) in Negative Goodwill	42 :	(42.0)	0.0	0.0	0.0	0.0	0.0	
Other Gains / (Losses)	43 :	(25.5)	0.0	0.0	0.0	0.0	0.0	
SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAX	45 :	1,976.6	72.4	1,817.1	1,962.3	2,909.8	3,198.2	38+40-41+42+43
Tax on surplus on ordinary activities	47 :	0.0	0.0	0.0	0.0	0.0	0.0	
SURPLUS/(DEFICIT) FOR THE YEAR AFTER TAX	49 :	1,976.6	72.4	1,817.1	1,962.3	2,909.8	3,198.2	45-47

		£'000	£'000	£'000	£'000	£'000	£'000	
Actuarial (loss) / gain in respect of pension schemes	51 :	1,710.0	0.0	0.0	0.0	0.0	0.0	
Change in Fair Value of hedged financial instruments.	52 :	0.0	0.0	0.0	0.0	0.0	0.0	
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	54 :	3,686.6	72.4	1,817.1	1,962.3	2,909.8	3,198.2	49+51+52
STATEMENT OF FINANCIAL POSITION								
Non-Current Assets								
Intangible Assets & Goodwill	59 :	0.0	0.0	0.0	0.0	0.0	0.0	
Housing properties - Gross cost or valuation	62 :	144,633.7	154,697.5	166,777.0	169,618.5	170,572.3	173,966.4	
Less								
Housing Depreciation	64 :	47,574.2	50,921.3	54,384.5	58,101.6	61,805.4	65,521.5	
Negative Goodwill	65 :	0.0	0.0	0.0	0.0	0.0	0.0	
NET HOUSING ASSETS	66 :	97,059.5	103,776.2	112,392.5	111,516.9	108,766.9	108,444.9	62-64-65
Non-Current Investments	68 :	852.5	728.8	602.9	477.1	351.2	225.4	
Other Non Current Assets	69 :	1,095.5	1,729.0	1,650.9	1,589.2	1,732.7	1,648.5	
TOTAL NON-CURRENT ASSETS	70 :	99,007.5	106,234.0	114,646.3	113,583.2	110,850.8	110,318.8	59+66+68+69
Current Assets								
Net rental receivables	73 :	123.3	123.3	154.5	174.4	180.1	185.8	
Other receivables, stock & WIP	74 :	602.2	600.1	611.9	624.1	636.6	649.4	
Investments (non-cash)	75 :	0.0	0.0	0.0	0.0	0.0	0.0	
Cash at bank and in hand	76 :	13,185.0	8,623.6	6,304.6	5,420.3	6,963.0	6,624.7	
TOTAL CURRENT ASSETS	77 :	13,910.5	9,347.0	7,071.0	6,218.8	7,779.7	7,459.9	SUM(73:76)
Payables : Amounts falling due within One Year								
Loans due within one year	80 :	1,207.2	2,163.7	1,800.3	1,867.6	1,883.0	1,852.4	
Overdrafts due within one year	81 :	0.0	0.0	0.0	0.0	0.0	0.0	
Other short-term payables	82 :	6,603.0	1,161.0	1,190.0	1,219.8	1,250.3	1,281.5	
TOTAL CURRENT LIABILITIES	83 :	7,810.2	3,324.7	2,990.3	3,087.4	3,133.3	3,133.9	80+81+82
NET CURRENT ASSETS/(LIABILITIES)	85 :	6,100.3	6,022.3	4,080.7	3,131.4	4,646.4	4,326.0	77-83
TOTAL ASSETS LESS CURRENT LIABILITIES	87 :	105,107.8	112,256.3	118,727.0	116,714.6	115,497.2	114,644.8	70+85
Payables : Amounts falling due After One Year								
Loans due after one year	90 :	16,341.5	19,620.3	26,403.4	24,651.4	22,753.0	20,931.2	
Other long-term payables	91 :	0.0	0.0	0.0	0.0	0.0	0.0	
Grants to be released	92 :	60,415.3	64,212.6	62,083.1	59,860.6	57,631.8	55,403.1	
	93 :	76,756.8	83,832.9	88,486.5	84,512.0	80,384.8	76,334.3	90+91+92
Provisions for liabilities & charges	94 :	6.0	6.0	6.0	6.0	6.0	6.0	
NET ASSETS	95 :	28,345.0	28,417.4	30,234.5	32,196.6	35,106.4	38,304.5	87-93-94
Capital & Reserves								
Share capital	98 :	0.2	0.2	0.2	0.2	0.2	0.2	
Revaluation reserve	99 :	0.0	0.0	0.0	0.0	0.0	0.0	
Restricted reserves	100 :	0.0	0.0	0.0	0.0	0.0	0.0	
Revenue reserves	101 :	28,344.8	28,417.2	30,234.3	32,196.4	35,106.2	38,304.3	
TOTAL CAPITAL & RESERVES	102 :	28,345.0	28,417.4	30,234.5	32,196.6	35,106.4	38,304.5	SUM(98:101)
Pension Liability - as included above	104 :	6.0	6.0	6.0	6.0	6.0	6.0	
Intra Group Receivables - as included above	105 :	0.0	0.0	0.0	0.0	0.0	0.0	
Intra Group Payables - as included above	106 :	0.0	0.0	0.0	0.0	0.0	0.0	

		£'000	£'000	£'000	£'000	£'000	£'000	
Balance check	107 :	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	
STATEMENT OF CASHFLOWS								
Net Cash from Operating Activities								
Operating Surplus/(Deficit)	111 :	2,240.4	378.6	2,173.7	2,380.0	3,315.3	3,564.1	38
Depreciation & Amortisation	112 :	1,691.7	1,341.1	1,445.6	1,590.7	1,583.8	1,599.5	
Impairments / (Revaluation Enhancements)	113 :	0.0	0.0	0.0	0.0	0.0	0.0	
Increase / (Decrease) in Payables	114 :	5,135.1	(5,442.1)	29.0	29.8	30.5	31.3	
(Increase) / Decrease in Receivables	115 :	(70.5)	0.0	(43.1)	(32.4)	(18.3)	(18.7)	
(Increase) / Decrease in Stock & WIP	116 :	0.0	0.0	0.0	0.0	0.0	0.0	
Gain / (Loss) on sale of non-current assets	117 :	25.5	0.0	0.0	0.0	0.0	0.0	
Other non-cash adjustments	118 :	(258.0)	0.0	0.0	0.0	0.0	0.0	
NET CASH FROM OPERATING ACTIVITIES	119 :	8,764.2	(3,722.4)	3,605.2	3,968.1	4,911.3	5,176.2	SUM(111:118)
Tax (Paid) / Refunded	121 :	0.0	0.0	0.0	0.0	0.0	0.0	
Return on Investment and Servicing of Finance								
Interest Received	124 :	104.3	48.5	43.9	41.6	52.5	60.7	
Interest (Paid)	125 :	(300.6)	(354.7)	(400.5)	(459.3)	(458.0)	(426.6)	
RETURNS ON INVESTMENT AND SERVICING OF FINANCE	126 :	(196.3)	(306.2)	(356.6)	(417.7)	(405.5)	(365.9)	124+125
Capital Expenditure & Financial Investment								
Construction or acquisition of Housing properties	129 :	(5,003.0)	(9,163.6)	(8,220.6)	(183.4)	0.0	0.0	
Improvement of Housing	130 :	(800.8)	(900.2)	(3,858.9)	(2,658.1)	(953.8)	(3,394.1)	
Construction or acquisition of other Land & Buildings	131 :	0.0	0.0	0.0	0.0	0.0	0.0	
Construction or acquisition of other Non-Current Assets	132 :	(88.1)	(724.3)	(33.7)	(34.5)	(252.2)	(28.0)	
Sale of Social Housing Properties	133 :	91.2	0.0	0.0	0.0	0.0	0.0	
Sale of Other Land & Buildings	134 :	2.5	0.0	0.0	0.0	0.0	0.0	
Sale of Other Non-Current Assets	135 :	127.1	125.9	125.9	125.9	125.9	125.9	
Grants (Repaid) / Received	136 :	1,856.1	5,894.0	0.0	0.0	0.0	0.0	
CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT	137 :	(3,815.0)	(4,768.2)	(11,987.3)	(2,750.1)	(1,080.1)	(3,296.2)	SUM(129:136)
NET CASH BEFORE FINANCING	139 :	4,752.9	(8,796.8)	(8,738.7)	800.3	3,425.7	1,514.1	119+121+126+137
Financing								
Equity drawdown	142 :	0.0	0.0	0.0	0.0	0.0	0.0	
Debt drawdown	143 :	1,809.0	6,399.0	8,220.0	183.0	0.0	0.0	
Debt repayment	144 :	(973.8)	(2,163.6)	(1,800.3)	(1,867.6)	(1,883.0)	(1,852.4)	
Working Capital (Cash) - Drawn / (Repaid)	145 :	0.0	0.0	0.0	0.0	0.0	0.0	
NET CASH FROM FINANCING	146 :	835.2	4,235.4	6,419.7	(1,684.6)	(1,883.0)	(1,852.4)	SUM(142:145)
INCREASE / (DECREASE) IN NET CASH	148 :	5,588.1	(4,561.4)	(2,319.0)	(884.3)	1,542.7	(338.3)	139+146
Cash Balance								
Balance Brought Forward	151 :	7,596.9	13,185.0	8,623.6	6,304.6	5,420.3	6,963.0	153 (Prior Year)
Increase / (Decrease) in Net Cash	152 :	5,588.1	(4,561.4)	(2,319.0)	(884.3)	1,542.7	(338.3)	148
CLOSING BALANCE	153 :	13,185.0	8,623.6	6,304.6	5,420.3	6,963.0	6,624.7	151+152
Difference between Closing Balance and Cash at bank and in hand	154 :	0.0	0.0	0.0	0.0	0.0	0.0	153-76
ADDITIONAL INFORMATION								
Units owned:								
Social Rent Properties	159 :	1,891	1,861	1,981	1,981	1,981	1,981	
MMR Properties	160 :	0	0	0	0	0	0	

		£'000	£'000	£'000	£'000	£'000	£'000	
Low Costs Home Ownership Properties	161 :	0	0	0	0	0	0	
Properties - Other Tenures	162 :	0	0	0	0	0	0	
Number of units owned at end of period	163 :	1891	1861	1981	1981	1981	1981	SUM(159:162)
Number of units managed at end of period (exclude factored units)	165 :	1,857	1,861	1,981	1,981	1,981	1,981	
New Social Rent Properties added	167 :	36	0	155	0	0	0	
New MMR Properties added	168 :	0	0	0	0	0	0	
New Low Costs Home Ownership Properties added	169 :	0	0	0	0	0	0	
New Properties - Other Tenures added	170 :	0	0	0	0	0	0	
Total number of new affordable housing units added during year	171 :	36	0	155	0	0	0	SUM (167:170)
Financed by:								
Scottish Housing Grants	174 :	2,892.0	0.0	14,094.0	0.0	0.0	0.0	
Other public subsidy	175 :	0.0	0.0	0.0	0.0	0.0	0.0	
Private finance	176 :	2,643.0	0.0	12,159.0	0.0	0.0	0.0	
Sales	177 :	0.0	0.0	0.0	0.0	0.0	0.0	
Cash reserves	178 :	0.0	0.0	0.0	0.0	0.0	0.0	
Other	179 :	0.0	0.0	0.0	0.0	0.0	0.0	
Total cost of new units	180 :	5,535.0	0.0	26,253.0	0.0	0.0	0.0	SUM (174:179)
	181 :							
Number of units lost during year from:								
Sales including right to buy	183 :	2	0	0	0	0	0	
Demolition	184 :	0	30	35	0	0	0	
Other	185 :	0	0	0	0	0	0	
Assumptions:								
General Inflation (%)	188 :	0.0	2.0	2.5	2.8	2.8	2.5	
Rent increase - Margin above General Inflation (%)	189 :	0.0	0.5	0.5	0.5	0.5	0.5	
Operating cost increase - Margin above General Inflation (%)	190 :	0.0	0.0	0.0	0.0	0.0	0.0	
Direct maintenance cost increase - Margin above General Inflation (%)	191 :	0.0	0.5	0.5	0.5	0.5	0.5	
Actual / Assumed average salary increase (%)	192 :	1.6	2.3	2.8	3.1	3.1	2.8	
Average cost of borrowing (%)	193 :	1.8	1.8	1.6	1.7	1.8	1.8	
Employers Contributions for pensions (%)	194 :	9.0	13.0	12.0	14.0	14.0	14.0	
Employers Contributions for pensions (£'000)	195 :	133.0	182.4	176.1	181.2	186.9	192.6	
SHAPS Pensions deficit contributions (£'000)	196 :	292.7	317.4	326.9	336.6	0.0	0.0	
Total staff costs (including NI & pension costs)	198 :	1,779.9	2,191.4	2,093.7	1,983.6	1,701.0	1,754.5	
Full time equivalent staff	199 :	38.0	36.0	34.0	31.0	31.0	31.0	
ESSH Capital Expenditure included above	201 :	0.0	20.0	0.0	0.0	0.0	0.0	
Total capital and revenue expenditure on maintenance of pre-1919 properties	202 :	730.7	1259	2205	1844	871	1801	
Total capital and revenue expenditure on maintenance of all other properties	203 :	1552.8	2635	3519	3076	1959	3399	
ESSH Revenue Expenditure included above	204 :	11.8	0.0	0.0	0.0	0.0	0.0	
Version 8.42								