Financial Projections & Assumptions 2019

Weslo Housing Management 361

Scottish Housing Regulator

		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	
PLEASE USE "0" FOR NIL VALUES THROUGHOUT THIS RETURN		Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	
		£'000	£'000	£'000	£'000	£'000	£'000	
STATEMENT OF COMPREHENSIVE INCOME								
Gross rents	10	9,882.5	10,099.8	10,717.4	11,456.7	12,230.6	12,872.0	
Service charges	11	0.0	0.0	0.0	0.0	0.0	0.0	
Gross rents & service charges	12	9,882.5	10,099.8	10,717.4	11,456.7	12,230.6	12,872.0	10+11
Rent loss from voids	13	41.2	58.1	79.8	85.3	91.1	95.9	
Net rent & service charges	14	9,841.3	10,041.7	10,637.6	11,371.4	12,139.5	12,776.1	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	52.8	112.9	152.9	192.9	252.9	252.9	
Grants from Scottish Ministers	17	181.4	115.0	93.8	96.2	98.6	101.0	
Other grants	18	0.0	0.0	0.0	0.0	0.0	0.0	
Other income	19	1,046.9	1,027.6	1,034.6	1,061.7	1,089.5	1,118.0	
TURNOVER	20	**11,122.4**	**11,297.2**	**11,918.9**	**12,722.2**	**13,580.5**	**14,248.0**	SUM(14:19)
Less:								
Housing depreciation	22	1,725.9	1,805.9	1,885.9	1,965.8	2,045.9	2,125.9	
Impairment written off / (back)	23	0.0	0.0	0.0	0.0	0.0	0.0	
Management costs	25	4,064.3	4,316.4	4,423.9	4,596.1	4,732.9	4,855.2	
Planned maintenance - direct costs	26	306.1	195.0	199.9	204.9	210.0	215.2	
Re-active & voids maintenance - direct costs	27	1,934.2	1,761.7	1,828.6	1,890.1	1,953.5	2,019.1	
Maintenance overhead costs	28	0.0	0.0	0.0	0.0	0.0	0.0	
Bad debts written off / (back)	29	105.0	85.0	87.6	90.2	92.9	95.7	
Developments for sale costs	30	0.0	0.0	0.0	0.0	0.0	0.0	
Other activity costs	31	0.0	0.0	0.0	0.0	0.0	0.0	
Other costs	32	442.2	553.3	539.5	553.3	567.5	582.0	
	33	6,851.8	6,911.4	7,079.5	7,334.6	7,556.8	7,767.2	SUM (25:32)
Operating Costs	35	**8,577.7**	**8,717.3**	**8,965.4**	**9,300.4**	**9,602.7**	**9,893.1**	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	**2,544.7**	**2,579.9**	**2,953.5**	**3,421.8**	**3,977.8**	**4,354.9**	20-35+36-37
Interest receivable and other income	40	50.0	50.0	50.0	50.0	50.0	50.0	
Interest payable and similar charges	41	1,960.1	1,715.2	1,897.6	2,357.6	2,498.0	2,458.6	
Increase / (Decrease) in Negative Goodwill	42	0.0	0.0	0.0	0.0	0.0	0.0	
Other Gains / (Losses)	43	0.0	0.0	0.0	0.0	0.0	0.0	
SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAX	45	**634.6**	**914.7**	**1,105.9**	**1,114.2**	**1,529.8**	**1,946.3**	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	**634.6**	**914.7**	**1,105.9**	**1,114.2**	**1,529.8**	**1,946.3**	45-47
	STATEMENT OF FINANCIAL POSITION								
	Non-Current Assets								
	Intangible Assets & Goodwill	54	0.0	0.0	0.0	0.0	0.0	0.0	
	Housing properties - Gross cost or valuation	57	80,293.9	93,398.9	102,531.5	111,692.5	124,882.4	126,102.1	
	Less								
	Housing Depreciation	59	13,776.0	15,419.3	17,135.4	18,924.4	20,786.1	22,720.6	
	Negative Goodwill	60	0.0	0.0	0.0	0.0	0.0	0.0	
	NET HOUSING ASSETS	61	**66,517.9**	**77,979.6**	**85,396.1**	**92,768.1**	**104,096.3**	**103,381.5**	57-59-60
	Non-Current Investments	63	0.0	0.0	0.0	0.0	0.0	0.0	
	Other Non Current Assets	64	1,648.9	1,989.4	2,047.3	2,103.7	2,158.8	2,212.6	
	TOTAL NON-CURRENT ASSETS	65	**68,166.8**	**79,969.0**	**87,443.4**	**94,871.8**	**106,255.1**	**105,594.1**	54+61+63+64
	Current Assets								
	Net rental receivables	68	181.4	181.4	181.4	181.4	181.4	181.4	
	Other receivables, stock & WIP	69	1,104.0	594.0	594.0	594.0	594.0	594.0	
	Investments (non-cash)	70	0.0	0.0	0.0	0.0	0.0	0.0	
	Cash at bank and in hand	71	896.4	1,363.6	1,765.9	2,147.4	2,903.2	4,080.4	
	TOTAL CURRENT ASSETS	72	**2,181.8**	**2,139.0**	**2,541.3**	**2,922.8**	**3,678.6**	**4,855.8**	SUM(68:71)
	Payables : Amounts falling due within One Year								
	Loans due within one year	75	1,042.5	1,076.3	1,111.4	1,137.8	1,177.3	1,658.2	
	Overdrafts due within one year	76	0.0	0.0	0.0	0.0	0.0	0.0	
	Other short-term payables	77	910.2	910.2	910.2	910.2	910.2	910.2	
	TOTAL CURRENT LIABILITIES	78	**1,952.7**	**1,986.5**	**2,021.6**	**2,048.0**	**2,087.5**	**2,568.4**	75+76+77
	NET CURRENT ASSETS/(LIABILITIES)	80	**229.1**	**152.5**	**519.7**	**874.8**	**1,591.1**	**2,287.4**	72-78
	TOTAL ASSETS LESS CURRENT LIABILITIES	82	**68,395.9**	**80,121.5**	**87,963.1**	**95,746.6**	**107,846.2**	**107,881.5**	65+80
	Payables : Amounts falling due After One Year								
	Loans due after one year	85	50,505.6	55,429.2	58,317.8	61,180.0	66,002.7	64,344.5	
	Other long-term payables	86	0.0	0.0	0.0	0.0	0.0	0.0	
	Grants to be released	87	4,985.9	10,873.1	14,720.2	18,527.4	24,274.5	24,021.7	
		88	**55,491.5**	**66,302.3**	**73,038.0**	**79,707.4**	**90,277.2**	**88,366.2**	85+86+87
	Provisions for liabilities & charges	89	5,182.0	5,182.0	5,182.0	5,182.0	5,182.0	5,182.0	
	NET ASSETS	90	**7,722.4**	**8,637.2**	**9,743.1**	**10,857.2**	**12,387.0**	**14,333.3**	82-88-89
	Capital & Reserves								
	Share capital	93	0.0	0.0	0.0	0.0	0.0	0.0	
	Revaluation reserve	94	0.0	0.0	0.0	0.0	0.0	0.0	
	Restricted reserves	95	0.0	0.0	0.0	0.0	0.0	0.0	
	Revenue reserves	96	7,722.4	8,637.2	9,743.1	10,857.2	12,387.0	14,333.3	
	TOTAL CAPITAL & RESERVES	97	**7,722.4**	**8,637.2**	**9,743.1**	**10,857.2**	**12,387.0**	**14,333.3**	SUM(93:96)
	Pension Liability - as included above	99	0.0	0.0	0.0	0.0	0.0	0.0	
	Intra Group Receivables - as included above	100	0.0	0.0	0.0	0.0	0.0	0.0	
	Intra Group Payables - as included above	101	0.0	0.0	0.0	0.0	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	2,544.7	2,579.9	2,953.5	3,421.8	3,977.8	4,354.9	38
	Depreciation & Amortisation	107	1,725.9	1,805.9	1,885.9	1,965.9	2,045.9	2,125.9	
	Impairments / (Revaluation Enhancements)	108	0.0	0.0	0.0	0.0	0.0	0.0	

	Increase / (Decrease) in Payables	109	120.0	0.0	0.0	0.0	0.0	0.0	
	(Increase) / Decrease in Receivables	110	(510.0)	510.0	0.0	0.0	0.0	0.0	
	(Increase) / Decrease in Stock & WIP	111	0.0	0.0	0.0	0.0	0.0	0.0	
	Gain / (Loss) on sale of non-current assets	112	0.0	0.0	0.0	0.0	0.0	0.0	
	Other non-cash adjustments	113	40.0	(72.8)	(112.9)	(152.9)	(212.9)	(212.9)	
	NET CASH FROM OPERATING ACTIVITIES	114	**3,920.6**	**4,823.0**	**4,726.5**	**5,234.8**	**5,810.8**	**6,267.9**	SUM(106:113)
	Tax (Paid) / Refunded	116	0.0	0.0	0.0	0.0	0.0	0.0	
	Return on Investment and Servicing of Finance								
	Interest Received	119	10.0	10.0	10.0	10.0	10.0	10.0	
	Interest (Paid)	120	(1,960.1)	(1,715.2)	(1,897.6)	(2,357.6)	(2,498.0)	(2,458.6)	
	RETURNS ON INVESTMENT AND SERVICING OF FINANCE	121	**(1,950.1)**	**(1,705.2)**	**(1,887.6)**	**(2,347.6)**	**(2,488.0)**	**(2,448.6)**	119+120
	Capital Expenditure & Financial Investment								
	Construction or acquisition of Housing properties	124	(1,105.9)	(12,104.0)	(8,109.4)	(8,115.0)	(12,120.6)	(126.3)	
	Improvement of Housing	125	(1,280.6)	(975.0)	(999.4)	(1,024.4)	(1,050.0)	(1,076.2)	
	Construction or acquisition of other Land & Buildings	126	0.0	0.0	0.0	0.0	0.0	0.0	
	Construction or acquisition of other Non-Current Assets	127	(365.9)	(529.0)	(251.5)	(254.9)	(258.6)	(262.4)	
	Sale of Social Housing Properties	128	0.0	0.0	0.0	0.0	0.0	0.0	
	Sale of Other Land & Buildings	129	0.0	0.0	0.0	0.0	0.0	0.0	
	Sale of Other Non-Current Assets	130	0.0	0.0	0.0	0.0	0.0	0.0	
	Grants (Repaid) / Received	131	703.0	6,000.0	4,000.0	4,000.0	6,000.0	0.0	
	CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT	132	**(2,049.4)**	**(7,608.0)**	**(5,360.3)**	**(5,394.3)**	**(7,429.2)**	**(1,464.9)**	SUM(124:131)
	NET CASH BEFORE FINANCING	134	**(78.9)**	**(4,490.2)**	**(2,521.4)**	**(2,507.1)**	**(4,106.4)**	**2,354.4**	114+116+121+132
	Financing								
	Equity drawdown	137	0.0	0.0	0.0	0.0	0.0	0.0	
	Debt drawndown	138	0.0	6,000.0	4,000.0	4,000.0	6,000.0	0.0	
	Debt repayment	139	(923.7)	(1,042.6)	(1,076.3)	(1,111.4)	(1,137.8)	(1,177.2)	
	Working Capital (Cash) - Drawn / (Repaid)	140	0.0	0.0	0.0	0.0	0.0	0.0	
	NET CASH FROM FINANCING	141	**(923.7)**	**4,957.4**	**2,923.7**	**2,888.6**	**4,862.2**	**(1,177.2)**	SUM(137:140)
	INCREASE / (DECREASE) IN NET CASH	143	**(1,002.6)**	**467.2**	**402.3**	**381.5**	**755.8**	**1,177.2**	134+141
	Cash Balance								
	Balance Brought Forward	146	1,899.0	896.4	1,363.6	1,765.9	2,147.4	2,903.2	148 (Prior Year)
	Increase / (Decrease) in Net Cash	147	(1,002.6)	467.2	402.3	381.5	755.8	1,177.2	143
	CLOSING BALANCE	148	**896.4**	**1,363.6**	**1,765.9**	**2,147.4**	**2,903.2**	**4,080.4**	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
	ADDITIONAL INFORMATION								
	Units:								
	Number of units owned at end of period	154	2,457	**2,463**	**2,503**	**2,583**	**2,663**	**2,743**	[prevyr]154+161-173-174-175
	Number of units managed at end of period (exclude factored units)	155	0	0	0	0	0	0	
	New Social Rent Properties added	157	0	0	40	80	80	80	
	New MMR Properties added	158	17	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	6	0	0	0	0	
	Total number of new affordable housing units added during year	161	**17**	**6**	**40**	**80**	**80**	**80**	SUM (157:160)

	Financed by:								
	Scottish Housing Grants	164	510.0	6,000.0	4,000.0	4,000.0	6,000.0	0.0	
	Other public subsidy	165	0.0	0.0	0.0	0.0	0.0	0.0	
	Private finance	166	0.0	6,000.0	4,000.0	4,000.0	6,000.0	0.0	
	Sales	167	0.0	0.0	0.0	0.0	0.0	0.0	
	Cash reserves	168	490.0	0.0	0.0	0.0	0.0	0.0	
	Other	169	0.0	0.0	0.0	0.0	0.0	0.0	
	Total cost of new units	170	**1,000.0**	**12,000.0**	**8,000.0**	**8,000.0**	**12,000.0**	**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	4.1	3.3	2.5	2.5	2.5	2.5	
	Rent increase - Margin above General Inflation (%)	179	(0.2)	0.5	0.5	0.5	0.5	0.5	
	Operating cost increase - Margin above General Inflation (%)	180	0.0	0.0	0.0	0.0	0.0	0.0	
	Direct maintenance cost increase - Margin above General Inflation (%)	181	0.0	0.0	0.0	0.0	0.0	0.0	
	Average cost of borrowing (%)	182	3.8	3.0	3.2	3.8	3.7	3.7	
	Employers Contributions for pensions (%)	183	20.7	22.0	23.2	24.4	25.6	26.8	
	Employers Contributions for pensions (£'000)	184	611.0	651.0	677.0	697.0	718.0	739.0	
	SHAPS Pensions deficit contributions (£'000)	185	0.0	0.0	0.0	0.0	0.0	0.0	
	Total staff costs (including NI & pension costs)	187	3,874.3	3,920.1	4,003.0	4,159.6	4,322.5	4,491.4	
	Full time equivalent staff	188	82.0	82.0	82.0	82.0	82.0	82.0	
	EESSH Capital Expenditure included above	190	117.0	100.0	102.5	105.1	107.7	110.4	
	EESSH Revenue Expenditure included above	191	0.0	0.0	0.0	0.0	0.0	0.0	
	Version 7.13								