

Landlord Name:	Thenue Housing Association Ltd
RSL Reg No.:	193
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**Approval**

A1.1	Date approved	-
A1.2	Approver	Barry Allan
A1.3	Approver job title	Director of Finance, IT and Resources
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	16,188.2	17,829.0	18,998.2	19,663.2	20,351.4	21,063.7
Service charges	513.1	607.2	637.4	653.3	669.7	686.4
<b>Gross rents &amp; service charges</b>	<b>16,701.3</b>	<b>18,436.2</b>	<b>19,635.6</b>	<b>20,316.5</b>	<b>21,021.1</b>	<b>21,750.1</b>
Rent loss from voids	140.2	183.3	195.2	202.0	209.1	216.3
<b>Net rent &amp; service charges</b>	<b>16,561.1</b>	<b>18,252.9</b>	<b>19,440.4</b>	<b>20,114.5</b>	<b>20,812.0</b>	<b>21,533.8</b>
Developments for sale income	0.0	0.0	0.0	0.0	0.0	0.0
Grants released from deferred income	3,029.5	3,098.4	3,162.7	3,162.7	3,162.7	3,162.7
Grants from Scottish Ministers	0.0	0.0	0.0	0.0	0.0	0.0
Other grants	0.0	0.0	0.0	0.0	0.0	0.0
Other income	528.2	511.2	425.0	435.6	446.5	457.7
<b>TURNOVER</b>	<b>20,118.8</b>	<b>21,862.5</b>	<b>23,028.1</b>	<b>23,712.8</b>	<b>24,421.2</b>	<b>25,154.2</b>
Less:						
Housing depreciation	5,661.1	5,915.2	6,146.0	6,237.3	6,390.1	6,643.0
Impairment written off / (back)	0.0	0.0	0.0	0.0	0.0	0.0
Management costs	4,389.2	4,801.2	4,776.1	5,439.3	5,728.9	6,031.8
Service costs	409.5	607.2	637.4	653.3	669.7	686.4
Planned maintenance - direct costs	1,655.7	2,622.8	2,693.9	1,890.0	3,048.3	2,084.3
Re-active & voids maintenance - direct costs	2,846.9	3,284.3	3,457.5	3,584.0	3,715.2	3,859.5
Maintenance overhead costs	0.0	0.0	0.0	0.0	0.0	0.0
Bad debts written off / (back)	84.2	366.7	390.6	404.1	418.1	432.6
Developments for sale costs	0.0	0.0	0.0	0.0	0.0	0.0
Other activity costs	707.8	813.3	693.2	712.1	731.5	751.4
Other costs	0.0	0.0	0.0	0.0	0.0	0.0
	10,093.3	12,495.5	12,648.7	12,682.8	14,311.7	13,846.0
<b>Operating Costs</b>	<b>15,754.4</b>	<b>18,410.7</b>	<b>18,794.7</b>	<b>18,920.1</b>	<b>20,701.8</b>	<b>20,489.0</b>
Gain/(Loss) on disposal of PPE	358.0	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
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>4,722.4</b>	<b>3,451.8</b>	<b>4,233.4</b>	<b>4,792.7</b>	<b>3,719.4</b>	<b>4,665.2</b>
Interest receivable and other income	10.8	19.4	22.2	56.0	65.2	130.3
Interest payable and similar charges	2,291.3	2,458.0	2,402.4	1,882.2	1,748.3	1,598.9
Increase / (Decrease) in Negative Goodwill	27.1	0.0	0.0	0.0	0.0	0.0
Other Gains / (Losses)	0.0	0.0	0.0	0.0	0.0	0.0
<b>SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAX</b>	<b>2,469.0</b>	<b>1,013.2</b>	<b>1,853.2</b>	<b>2,966.5</b>	<b>2,036.3</b>	<b>3,196.6</b>
Tax on surplus on ordinary activities	0.0	0.0	0.0	0.0	0.0	0.0
<b>SURPLUS/(DEFICIT) FOR THE YEAR AFTER TAX</b>	<b>2,469.0</b>	<b>1,013.2</b>	<b>1,853.2</b>	<b>2,966.5</b>	<b>2,036.3</b>	<b>3,196.6</b>
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
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>	<b>2,469.0</b>	<b>1,013.2</b>	<b>1,853.2</b>	<b>2,966.5</b>	<b>2,036.3</b>	<b>3,196.6</b>

<b>STATEMENT OF FINANCIAL POSITION</b>						
	<b>Year 0</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
<b>Non-Current Assets</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Intangible Assets & Goodwill	0.0	0.0	0.0	0.0	0.0	0.0
Housing properties - Gross cost or valuation	232,572.7	243,820.7	245,460.4	247,417.9	251,904.0	258,070.9
Less:						
Housing Depreciation	66,678.7	72,593.9	78,739.9	84,977.2	91,367.3	98,010.3
Negative Goodwill	542.5	515.4	488.3	461.2	434.0	406.9
<b>NET HOUSING ASSETS</b>	<b>165,351.5</b>	<b>170,711.4</b>	<b>166,232.2</b>	<b>161,979.5</b>	<b>160,102.7</b>	<b>159,653.7</b>
Non-Current Investments	0.1	0.1	0.1	0.1	0.1	0.1
Other Non Current Assets	4,033.3	4,018.6	3,931.6	3,809.7	3,691.9	3,580.4
<b>TOTAL NON-CURRENT ASSETS</b>	<b>169,384.9</b>	<b>174,730.1</b>	<b>170,163.9</b>	<b>165,789.3</b>	<b>163,794.7</b>	<b>163,234.2</b>
<b>Current Assets</b>						
Net rental receivables	295.8	295.8	395.0	459.3	524.9	592.1
Other receivables, stock & WIP	2,184.9	2,185.0	2,185.0	2,185.0	2,184.9	2,185.0
Investments (non-cash)	0.0	0.0	0.0	0.0	0.0	0.0
Cash at bank and in hand	6,455.1	6,794.1	9,367.9	11,384.6	12,925.4	11,032.8
<b>TOTAL CURRENT ASSETS</b>	<b>8,935.8</b>	<b>9,274.9</b>	<b>11,947.9</b>	<b>14,028.9</b>	<b>15,635.2</b>	<b>13,809.9</b>
<b>Payables : Amounts falling due within One Year</b>						
Loans due within one year	11,467.5	0.0	0.0	0.0	0.0	0.0
Overdrafts due within one year	0.0	0.0	0.0	0.0	0.0	0.0
Other short-term payables	4,826.9	5,096.8	5,277.6	5,368.6	5,460.6	5,555.6
<b>TOTAL CURRENT LIABILITIES</b>	<b>16,294.4</b>	<b>5,096.8</b>	<b>5,277.6</b>	<b>5,368.6</b>	<b>5,460.6</b>	<b>5,555.6</b>
<b>NET CURRENT ASSETS/(LIABILITIES)</b>	<b>(7,358.6)</b>	<b>4,178.1</b>	<b>6,670.3</b>	<b>8,660.3</b>	<b>10,174.6</b>	<b>8,254.3</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<b>162,026.3</b>	<b>178,908.2</b>	<b>176,834.2</b>	<b>174,449.6</b>	<b>173,969.3</b>	<b>171,488.5</b>
<b>Payables : Amounts falling due After One Year</b>						
Loans due after one year	25,429.7	40,195.9	39,431.5	36,663.1	36,729.3	33,634.7
Other long-term payables	0.0	0.0	0.0	0.0	0.0	0.0
Grants to be released	99,519.9	100,620.9	97,458.1	94,295.4	91,132.6	87,969.8
<b>TOTAL LONG TERM LIABILITIES</b>	<b>124,949.6</b>	<b>140,816.8</b>	<b>136,889.6</b>	<b>130,958.5</b>	<b>127,861.9</b>	<b>121,604.5</b>
Provisions for liabilities & charges	256.5	256.5	256.5	256.5	256.5	256.5
Pension asset / (liability)	743.5	745.0	745.0	1,325.0	1,905.0	2,485.0
<b>NET ASSETS</b>	<b>36,076.7</b>	<b>37,089.9</b>	<b>38,943.1</b>	<b>41,909.6</b>	<b>43,945.9</b>	<b>47,142.5</b>
<b>Capital &amp; Reserves</b>						
Share capital	0.1	0.1	0.1	0.1	0.1	0.1
Revaluation reserve	0.0	0.0	0.0	0.0	0.0	0.0
Restricted reserves	(745.0)	(745.0)	(745.0)	(745.0)	(745.0)	(745.0)
Revenue reserves	36,821.6	37,834.8	39,688.0	42,654.5	44,690.8	47,887.4
<b>TOTAL CAPITAL &amp; RESERVES</b>	<b>36,076.7</b>	<b>37,089.9</b>	<b>38,943.1</b>	<b>41,909.6</b>	<b>43,945.9</b>	<b>47,142.5</b>
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

<b>STATEMENT OF CASHFLOWS</b>						
	<b>Year 0</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
<b>Net Cash from Operating Activities</b>						
Operating Surplus/(Deficit)	4,722.4	3,451.8	4,233.4	4,792.7	3,719.4	4,665.2
Depreciation & Amortisation	2,631.6	2,816.8	2,983.2	3,074.5	3,227.3	3,480.2
Impairments / (Revaluation Enhancements)	0.0	0.0	0.0	0.0	0.0	0.0
Increase / (Decrease) in Payables	(1,290.5)	0.0	99.2	64.2	65.6	67.1
(Increase) / Decrease in Receivables	843.3	0.0	(203.9)	(132.6)	(135.9)	(139.3)
(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	(240.2)	356.0	355.6	836.2	843.2	851.6
<b>NET CASH FROM OPERATING ACTIVITIES</b>	<b>6,666.6</b>	<b>6,624.6</b>	<b>7,467.5</b>	<b>8,635.0</b>	<b>7,719.6</b>	<b>8,924.8</b>
Tax (Paid) / Refunded	0.0	0.0	0.0	0.0	0.0	0.0
<b>Return on Investment and Servicing of Finance</b>						
Interest Received	10.8	19.4	22.2	56.0	65.2	130.3
Interest (Paid)	(2,291.3)	(2,458.0)	(2,402.4)	(1,882.2)	(1,748.3)	(1,598.9)
<b>RETURNS ON INVESTMENT AND SERVICING OF FINANCE</b>	<b>(2,280.5)</b>	<b>(2,438.6)</b>	<b>(2,380.2)</b>	<b>(1,826.2)</b>	<b>(1,683.1)</b>	<b>(1,468.6)</b>
<b>Capital Expenditure &amp; Financial Investment</b>						
Construction or acquisition of Housing properties	(7,224.5)	(7,328.0)	0.0	0.0	0.0	0.0
Improvement of Housing	0.0	(2,888.9)	(1,594.1)	(1,865.1)	(4,533.8)	(6,225.5)
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	(2.7)	(137.5)	(141.1)	(144.7)	(14.2)	(14.6)
Sale of Social Housing Properties	0.0	0.0	0.0	0.0	0.0	0.0
Sale of Other Land & Buildings	358.0	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	3,808.2	3,098.3	0.0	0.0	0.0	0.0
<b>CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT</b>	<b>(3,061.0)</b>	<b>(7,256.1)</b>	<b>(1,735.2)</b>	<b>(2,009.8)</b>	<b>(4,548.0)</b>	<b>(6,240.1)</b>
<b>NET CASH BEFORE FINANCING</b>	<b>1,325.1</b>	<b>(3,070.1)</b>	<b>3,352.1</b>	<b>4,799.0</b>	<b>1,488.5</b>	<b>1,216.1</b>
<b>Financing</b>						
Equity drawdown	0.0	0.0	0.0	0.0	0.0	0.0
Debt drawdown	750.0	14,788.0	1,847.4	0.0	3,000.0	0.0
Debt repayment	(1,372.3)	(11,378.9)	(2,625.7)	(2,782.3)	(2,947.7)	(3,108.7)
Working Capital (Cash) - Drawn / (Repaid)	0.0	0.0	0.0	0.0	0.0	0.0
<b>NET CASH FROM FINANCING</b>	<b>(622.3)</b>	<b>3,409.1</b>	<b>(778.3)</b>	<b>(2,782.3)</b>	<b>52.3</b>	<b>(3,108.7)</b>
<b>INCREASE / (DECREASE) IN NET CASH</b>	<b>702.8</b>	<b>339.0</b>	<b>2,573.8</b>	<b>2,016.7</b>	<b>1,540.8</b>	<b>(1,892.6)</b>
<b>Cash Balance</b>						
Balance Brought Forward	5,752.3	6,455.1	6,794.1	9,367.9	11,384.6	12,925.4
Increase / (Decrease) in Net Cash	702.8	339.0	2,573.8	2,016.7	1,540.8	(1,892.6)
<b>CLOSING BALANCE</b>	<b>6,455.1</b>	<b>6,794.1</b>	<b>9,367.9</b>	<b>11,384.6</b>	<b>12,925.4</b>	<b>11,032.8</b>

<b>ADDITIONAL INFORMATION</b>						
	<b>Year 0</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
<b>Number of units added during year to:</b>						
New Social Rent Properties added	28	51	0	0	0	0
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
<b>Total number of new affordable housing units added during year</b>	<b>28</b>	<b>51</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Units developed for sale:</b>						
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	No					
<b>Number of units lost during year from:</b>						
Sales including right to buy	1	0	0	0	0	0
Demolition	0	0	0	0	0	0
Transfers out	0	0	0	0	0	0
Other	3	0	0	0	0	0
Number of units managed at end of period (exclude factored units)	3,141	3,192	3,192	3,192	3,192	3,192
<b>Units owned:</b>						
Social Rent Properties	3,096	3,147	3,147	3,147	3,147	3,147
MMR Properties	0	0	0	0	0	0
Low Costs Home Ownership Properties	45	45	45	45	45	45
Properties - Other Tenures	0	0	0	0	0	0
<b>Number of units owned at end of period</b>	<b>3,141</b>	<b>3,192</b>	<b>3,192</b>	<b>3,192</b>	<b>3,192</b>	<b>3,192</b>
<b>Financed by:</b>						
Scottish Housing Grants	3,752.4	4,372.0	0.0	0.0	0.0	0.0
Other public subsidy	0.0	0.0	0.0	0.0	0.0	0.0
Private finance	2,137.1	3,292.8	0.0	0.0	0.0	0.0
Sales	0.0	0.0	0.0	0.0	0.0	0.0
Cash reserves	0.0	0.0	0.0	0.0	0.0	0.0
Other	0.0	0.0	0.0	0.0	0.0	0.0
<b>Total cost of new units</b>	<b>5,889.5</b>	<b>7,664.8</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Assumptions:</b>						
General Inflation (%)	10.0	6.0	4.0	2.5	2.5	2.5
Rent increase - Margin above/below General Inflation (%)	(5.0)	2.0	1.0	1.0	1.0	1.0
Operating cost increase - Margin above/below General Inflation (%)	0.0	0.0	0.0	0.0	0.0	0.0
Direct maint cost increase-Margin above/below General Inflation (%)	0.0	1.0	1.0	1.0	1.0	1.0
Actual / Assumed average salary increase (%)	5.3	6.0	4.0	2.5	2.5	2.5
Average cost of borrowing (%)	4.5	5.3	4.8	3.5	3.3	2.8
Employers Contributions for pensions (%)	9.5	9.3	9.3	9.2	9.1	9.1
Employers Contributions for pensions (£'000)	311.1	334.2	329.9	321.3	318.2	318.2
SHAPS Pensions deficit contributions (£'000)	0.0	0.0	0.0	580.0	580.0	580.0
Min. headroom cover on tightest interest cover covenant (£'000)	895.1	1,054.9	3,129.8	4,049.3	622.4	371.3
Minimum headroom cover on tightest gearing covenant (£'000)	18,042.8	16,906.2	12,720.1	6,586.2	4,181.3	1,526.9

Minimum headroom cover on tightest asset cover covenant (£'000)	13,543.5	26,575.1	27,431.4	30,491.9	30,434.4	33,853.8
Total staff costs (including NI & pension costs) (£'000)	3,158.0	3,464.2	3,424.6	3,381.9	3,516.9	3,516.9
Full time equivalent staff	69.2	69.2	69.2	69.2	69.2	69.2
EESH Revenue Expenditure included above (£'000)	6.1	6.5	6.7	6.9	7.0	7.2
EESH Capital Expenditure included above (£'000)	204.3	1,108.4	1,174.5	609.4	2,555.8	1,256.3
Total capital & revenue expend on maint pre-1919 properties (£'000)	0.0	0.0	1,112.4	0.0	0.0	0.0
Total capital & revenue expend on maint all other properties (£'000)	210.4	1,114.9	68.8	616.3	2,562.8	1,263.5
Estimated decarbonisation cost indicator	No					
Estimated decarbonisation cost (£'000)	-					

**TRENDS & COMPARATORS**

<b>RATIOS</b>	<b>Year -2</b>	<b>Year -1</b>	<b>Year 0</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>National Median</b>
	<b>Actual</b>	<b>Actual</b>	<b>Outturn</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>	<b>Forecast</b>	
<b>Financial capacity</b>									
Interest cover	486.6%	305.3%	291.424%	270.301%	311.759%	461.747%	445.278%	566.333%	425.2%
Gearing	90.4%	94.5%	84.382%	90.056%	77.199%	60.317%	54.166%	47.944%	44.8%
<b>Efficiency</b>									
Voids	0.7%	0.9%	0.839%	0.994%	0.994%	0.994%	0.995%	0.994%	0.8%
Arrears	2.0%	2.1%	1.786%	1.621%	2.032%	2.283%	2.522%	2.750%	1.9%
Bad debts	0.6%	0.6%	0.508%	2.009%	2.009%	2.009%	2.009%	2.009%	0.5%
Staff costs / turnover	19.3%	16.6%	15.697%	15.845%	14.871%	14.262%	14.401%	13.981%	21.0%
Turnover per unit	£5,722	£5,759	£6,405	£6,849	£7,214	£7,429	£7,651	£7,880	£5,571
Responsive repairs to planned maintenance	1.0	1.8	0.6	1.7	1.2	1.0	2.0	2.2	1.6
<b>Liquidity</b>									
Current ratio	1.3	1.1	0.5	1.8	2.3	2.6	2.9	2.5	1.9
<b>Profitability</b>									
Gross surplus / (deficit)	25.9%	20.0%	23.473%	15.789%	18.384%	20.211%	15.230%	18.546%	16.2%
Net surplus / (deficit)	17.1%	10.6%	12.272%	4.634%	8.048%	12.510%	8.338%	12.708%	11.1%
EBITDA / revenue	46.5%	31.8%	51.611%	29.631%	38.150%	38.650%	22.831%	20.206%	28.8%
<b>Financing</b>									
Debt Burden	2.0	2.0	1.8	1.8	1.7	1.5	1.5	1.3	1.7
Net debt per unit	£9,426	£9,878	£9,692	£10,464	£9,418	£7,919	£7,457	£7,081	£7,062
Debt per unit	£11,336	£11,666	£11,747	£12,593	£12,353	£11,486	£11,507	£10,537	£10,191
<b>Diversification</b>									
Income from non-rental activities	17.2%	16.6%	17.683%	16.510%	15.580%	15.175%	14.779%	14.393%	17.4%
<b>INDICATORS</b>									
Turnover	17,857.9	18,520.9	20,118.8	21,862.5	23,028.1	23,712.8	24,421.2	25,154.2	
Operating costs	8,609.5	9,918.1	10,093.3	12,495.5	12,648.7	12,682.8	14,311.7	13,846.0	
Net housing assets	158,174.3	163,761.0	165,351.5	170,711.4	166,232.2	161,979.5	160,102.7	159,653.7	
Cash & current investments	5,961.8	5,752.3	6,455.1	6,794.1	9,367.9	11,384.6	12,925.4	11,032.8	
Debt	35,379.5	37,519.1	36,897.2	40,195.9	39,431.5	36,663.1	36,729.3	33,634.7	
Net assets / capital & reserves	32,528.7	33,607.7	36,076.7	37,089.9	38,943.1	41,909.6	43,945.9	47,142.5	

## Comments

Page	Field	Comment
SOCF	Increase / (Decrease) in Payables	Yr 1 debtors figures are based on year 0 balances with debtors growth adjusted for in years 2 - 5
SOCF	(Increase) / Decrease in Receivables	Yr 1 creditor figures are based on year 0 balances with inflationary growth in creditors from years 2 - 5
SOCF	Debt repayment	Debt repayment figures are based on the refinancing schedules provided by lenders
Additional Information	'Total cost of new units' / 'Total number of new affordable housing units added during year'	Decrease in number of new affordable housing units from py to current year is due to the general uncertainty surrounding the building environment. Current FYFP only contains developments that Thenue are committed to.
Additional Information	Development Assumption	Previous year included developments which were expected to happen but were uncommitted. Uncommitted developments are included in our strategic development programme provided to SHR and NRS.
Additional Information	Other	3 shared ownership properties sold in full during the year
Additional Information	Other public subsidy	New loan funding anticipated of £3m to be utilised in year 5 onwards.
Additional Information	Private finance	New loan funding requirement anticipated in year 5 of £3m to be utilised in year 6.
Additional Information	Full time Equivalent Staff Curr Year	Staffing levels are currently forecast to remain at the same number for the next 5 years.
Additional Information	Estimated decarbonisation cost	Due to the continuing uncertainty around SHZN/ESSH requirement we have not yet finalised our decarbonisation plans and funding requirements.