

# CRAIGDALE HOUSING ASSOCIATION

BOARD MEETING MONDAY 28<sup>TH</sup> MARCH 2022

AGENDA ITEM: 08 BUDGET 2022/23 (FINAL)

Status:	Confidential:	✓
	Non-Confidential:	

Author: FMD Financial Services Limited

For:	Approval:	✓
	Discussion:	
	Noting:	

Purpose: The purpose of this Report is to consider the budgeted income and expenditure projections for financial year 2022/23.

Appendices: 1. Draft annual budget for the year ahead

Risks: Monitoring performance against the budget reduces financial risks

Financial and Resources Impact: As contained within the report

GDPR/FOI Impact: None

Equality & Human Rights Impact: None

Strategic Objective:	1. Investing in our homes for a sustainable future	✓
	2. Providing excellent customer services	✓
	3. Working with partners to improve communities and tenants' lives	✓
	4. Deliver excellence in Governance, Risk Management and Assurance	✓
	5. Demonstrate value for money and strong financial management	✓
	6. Value our people	✓

## Compliance with SHR Regulatory Standards & Other Areas of Regulation

Standard 1	The governing body leads and directs the RSL to achieve good outcomes for its tenants and other service users.	✓
Standard 2	The RSL is open and accountable about what it does. It understands and takes account of the needs and priorities of its tenants, service users and stakeholders. Its primary focus is the sustainable achievement of these priorities.	✓
Standard 3	The RSL manages its resources to ensure its financial well-being and economic effectiveness.	✓
Standard 4	The governing body bases its decisions on good quality information and advice and identifies and mitigates risks to the organisation's purpose.	✓
Standard 5	The RSL conducts its affairs with honesty and integrity.	✓

<b>Standard 6</b>	The governing body and senior officers have the skills and knowledge they need to be effective.	✓
<b>Standard 7</b>	The RSL ensures that any organisational changes or disposals it makes safeguard the interests of and benefit, current and future tenants.	✓
<b>Assurance &amp; Notification</b>		✓
<b>Scottish Social Housing Charter Performance</b>		✓
<b>Tenant &amp; Service User Redress</b>		
<b>Whistleblowing</b>		
<b>Statutory Guidance</b>		✓
<b>Organisational Details &amp; Constitution</b>		✓

## **1.0 Introduction**

The purpose of the final annual budget is to provide members with details of the expected financial position of CHA for 2022/23 based on the main assumptions employed. The information contained within the budget was provided by and discussed with staff members.

The starting position at 01/04/22 is based on the annual budget for 2021/22 with changes to reflect the actual results to March 2021, to reflect the fact that any pension deficit payments made in 2021/22 will be charged to the SOFP, to reflect no bin shed spend in 2021/22, to reflect lower new build spend and changes in expected debtors. Loan arrangement costs together with an estate management app cost will now be incurred in 2022/23. The annual budget for 2021/22 indicated a surplus for the year of £76k and cash balances of £1.559m. Based on the aforementioned changes the updated position is a surplus for 2021/22 of £331k and cash at March 22 of £1.9m.

The draft budget discussed in January indicated a surplus for the year of £402k. Further discussion with staff has resulted in higher overall repair costs of around £58k.

## **2.0 Discussion**

The final budget for the year indicates a projected surplus of around £345k. As always, the projected outturn will depend on the assumptions employed and any changes in the assumptions will result in a change to the expected position.

## **3.0 Main Assumptions**

- Rent rise of 4.1%
- Voids of 0.5%
- Bad debts at 0.5%
- Salaries increase by 4% plus increments where applicable
- Overall maintenance provision of £389k
- Loan interest rates pre margin at rate of 1%
- New build completion September 2022
- New build spend totals £3.136m-funded by hag and debt
- Component replacement costs of £254k
- Shared owners buy back costs of £nil
- Furniture costs at £1k

- Gross rent arrears of 3%
- New loan of £2.233m drawn down in 2022/23 to support new build completion
- Loan capital repaid of £130k
- Pension deficit payment of £46k

#### **4.0 Comment**

The cash position at April 2022 is projected at £1.905m with the balance increasing to £2.045m by March 2023. This remains a strong position.

Based on the draft budget loan covenant compliance is achieved with headroom of £340k.

Management costs per unit, staff costs as a % of turnover and surplus ratios continue to show positive outturns. Debt per unit increases due to the RBS loan facility for the new build project.

Updates to the long-term projections shall be carried out in the immediate future and shall form the basis of the 5-year budget submission to SHR.

#### **5.0 Recommendation**

Board Members are requested to:

**CONSIDER and AGREE** the final budget for 2022/23.



**CRAIGDALE HOUSING ASSOCIATION LTD**  
**BUDGETED STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED 31 MARCH 2023**

	<b>2022/23</b>	<b>2021/22</b>
	<b>£</b>	<b>£</b>
Turnover	2,125,890	1,891,643
Less : Operating Costs	<u>(1,736,957)</u>	<u>(1,756,978)</u>
<b>Operating Surplus</b>	<b>388,932</b>	<b>134,665</b>
Interest Receivable	2,000	1,506
Interest Payable	(45,988)	(15,420)
Other Finance Charges	0	0
<b>Surplus for the Year</b>	<b>344,944</b>	<b>120,751</b>
Actuarial Gain/(Loss)	0	(44,678)
<b>Total Comprehensive Income for the Year</b>	<b><u>344,944</u></b>	<b><u>76,073</u></b>

**CRAIGDALE HOUSING ASSOCIATION LTD**  
**BUDGETED INCOME AND EXPENDITURE FROM LETTINGS**

	<b>2022/23</b>	<b>2021/22</b>
<b>Income</b>	<b>£</b>	<b>£</b>
Rental Income	1,695,622	1,545,899
Less Voids	(8,478)	(7,729)
	<u>1,687,144</u>	<u>1,538,169</u>
Grants Released From Deferred Income	421,424	336,342
Medical Adaptations Income	15,000	15,000
<b>Total Income From Lettings</b>	<b><u>2,123,568</u></b>	<b><u>1,889,511</u></b>
<b>Expenditure</b>		
Management & Maintenance Admin Costs	681,030	677,924
Reactive Maintenance	177,036	148,200
Cyclical Maintenance	192,412	178,498
Major Repairs	20,000	250,000
Medical Adaptations	13,636	13,636
Depreciation	630,893	457,651
Bad Debts - Housing	8,478	15,459
<b>Total Expenditure on Lettings</b>	<b><u>1,723,485</u></b>	<b><u>1,741,369</u></b>
<b>Surplus From Lettings</b>	<b><u>400,082</u></b>	<b><u>148,142</u></b>

**BUDGETED INCOME & EXPENDITURE FROM OTHER ACTIVITIES**

	<b>2022/23</b>	<b>2021/22</b>
<b>Income</b>	<b>£</b>	<b>£</b>
Factoring	2,322	2,132
<b>Total Income From Other Activities</b>	<b><u>2,322</u></b>	<b><u>2,132</u></b>
<b>Expenditure</b>		
Factoring	2,322	2,132
Community Participation	0	0
Wider Action	11,150	13,477
Bad Debts - Other	0	0
<b>Total Expenditure From Other Activities</b>	<b><u>13,472</u></b>	<b><u>15,609</u></b>
<b>Surplus From Other Activities</b>	<b><u>(11,150)</u></b>	<b><u>(13,477)</u></b>

<b>TOTAL INCOME</b>	<b><u>2,125,890</u></b>	<b><u>1,891,643</u></b>
<b>TOTAL EXPENDITURE</b>	<b><u>1,736,957</u></b>	<b><u>1,756,978</u></b>
<b>OPERATING SURPLUS FOR YEAR</b>	<b><u>388,932</u></b>	<b><u>134,665</u></b>

**CRAIGDALE HOUSING ASSOCIATION LTD**  
**BUDGET ASSUMPTIONS 2022/23**

**Lettings**

**Income**

- 1 Inflation at October 2021 was CPI (4.2%), RPI (6.0%).
- 2 Rents have been increased by 4.1%.
- 3 Void Loss has been assumed at 0.5%.
- 4 Medical Adaptations Income includes 10% development fee received for arranging the works.
- 5 Deferred Income amortised in the year will amount to £421k.

**Expenditure - Staff Costs**

- 1 A pay award of 4% has been assumed to apply from April 2022.
- 2 Staff costs are based on current staff structure and take account of any increments due.
- 3 All staff members are enrolled in the SHAPS Defined Contribution scheme with employer contributions of 10%  
Employer contributions for this scheme are assumed at 10.45% next year which includes the 0.45% increase to cover the cost of life assurance.
- 4 Pension Costs include £3,835 for expenses relating to the administration of the Past Service Deficit.
- 5 Staff expenses include subsistence and mileage costs and are based on previous years.

**Expenditure - Estate Costs**

**1 Reactive Maintenance**

	£
Day to Day Maintenance	135,036
Void Maintenance	40,000
Estate budget	2,000
	<b><u>177,036</u></b>

**2 Medical Adaptations**

	£
Stage 3 works	13,636
	<b><u>13,636</u></b>

**3 Cyclical Maintenance**

	£
Emergency Repairs Callout Service	3,600
Gas Servicing	44,479
Gas Quality Control Checks	1,000
Electrical Safety Checks	21,000
Stairlighting	7,800
Close Door Servicing: Phase 1, 2 & 3	0
Garden Maintenance	36,000
Roof Anchor Checks	1,153
Landlord Supplies, TV Amps & Door	2,880
Close Cleaning, De-littering	31,200
Annual Deep Clean Closes	7,200
Bulk Uplift	10,100
Gutter Cleaning	20,000
Energy Performance Certificates	6,000
	<b><u>192,412</u></b>

**4 Major Repairs**

	£
Decoration Allowance	20,000
	<b><u>20,000</u></b>

- 5 Medical Adaptations have been assumed in line with the 21/22 budget.
- 6 Depreciation charges for the year (housing properties) will amount to £631k.
- 7 Bad Debts have been assumed at 0.5% of budgeted Gross Rental Income.

**CRAIGDALE HOUSING ASSOCIATION LTD**  
**BUDGET ASSUMPTIONS 2022/23**

**Lettings (continued)**

**Expenditure - Overheads**

- 1 Audit Fees include Internal Audit (£7.5k), External Audit (£8.5k) and FOI and GDPR (£1k).
- 2 General Expenses includes costs relating to uniforms and a discretionary amount of £5k.
- 3 Office Equip Maint includes all software, leases, copier costs, website and alarm maintenance.
- 4 Printing & Stationery includes costs relating to newsletters, annual reports and calendars.
- 5 Professional fees includes costs relating to services for calculating the pension liability, staff & tenant satisfaction surveys, ARC validation, professional consultancy for procurement, wall insulation surveys, asset management consultancy and data protection costs.
- 6 Subscriptions includes costs for EVH, SFHA, SHARE, GWSF, SHN, as well as several smaller organisations.
- 7 Training costs allow for attendance at seminars and conferences, split between those for Staff and those for Committee members.

**Other Activities**

- 1 Factoring income relates to the management fee charged to owner occupiers.  
The same percentage increase applied to the rents has been assumed.  
Costs are based on an allocation of Staff time.
- 2 Community Participation includes costs for various community away days and parties.
- 3 Wider Action costs relate to the imagination library, a food pantry and community links.

**Other Assumptions - Income & Expenditure Account**

- 1 Interest receipts are based on average deposits of £1m at 0.2%
- 2 Interest payments are based on the margins associated with each loan facility.
- 3 The SONIA and base rates are assumed at 1%.



**CRAIGDALE HOUSING ASSOCIATION LTD**  
**BUDGETED STATEMENT OF FINANCIAL POSITION**

	As at 31 March 2023 £	As at 31 March 2022 £
<b>Fixed Assets</b>		
Housing Properties - Gross Cost	31,258,794	28,761,355
Less Depreciation	(9,856,656)	(9,225,763)
	<u>21,402,138</u>	<u>19,535,592</u>
Other Non Current Assets	<u>338,910</u>	<u>355,240</u>
	<u>21,741,048</u>	<u>19,890,832</u>
<b>Current Assets</b>		
Receivables	120,545	636,320
Cash at bank and in hand	2,045,876	1,377,345
	<u>2,166,421</u>	<u>2,013,665</u>
<b>Liabilities &lt; One Year</b>		
Miscellaneous	(246,494)	(444,763)
	<u>(246,494)</u>	<u>(444,763)</u>
Net Current Assets	<u>1,919,927</u>	<u>1,568,902</u>
<b>Total Assets Less Current Liabilities</b>	<b>23,660,974</b>	<b>21,459,733</b>
<b>Liabilities &gt; One Year</b>		
Loans	(3,363,013)	(1,260,028)
Pension Deficit	(84,303)	(175,000)
	<u>(3,447,316)</u>	<u>(1,435,028)</u>
<b>Deferred Income</b>		
HAG	(12,431,601)	(12,842,271)
Other Capital grants	(185,220)	(185,220)
	<u>(12,616,821)</u>	<u>(13,027,491)</u>
<b>Net Assets</b>	<b><u>7,596,837</u></b>	<b><u>6,997,214</u></b>
<b>Capital and Reserves</b>	<b>£</b>	<b>£</b>
Share Capital	74	74
Revenue Reserves	7,596,763	6,997,140
<b>Total Capital &amp; Reserves</b>	<b><u>7,596,837</u></b>	<b><u>6,997,214</u></b>

**CRAIGDALE HOUSING ASSOCIATION LTD**  
**BALANCE SHEET ASSUMPTIONS**

- 1 Results to March 2021 have been amended for actual closing balances for 2020/21 and to reflect pension costs charged to SOCI.

Changes also made to reflect no bin shed spend in 21/22, movements in debtors and creditors and changes in new build profiling of spend.

- 2 Component replacements assumed for the coming year are:

	£
Boilers	136,500
Central Heating	117,000

**253,500**

New Build costs at Glenacre Road will amount to £3.136m with grant of £903k and debt of £2.223m.

No shared ownership buy backs assumed.

Depreciation is assumed at £630,893.

- 3 It has been assumed that Other Fixed Asset additions will be:

	£
Furniture & Equipment	1,000
	<b>1,000</b>

Depreciation is assumed at £17,330.

- 4 Rent debtors assumed at being equivalent of 3% of gross rental income with the bad debt provision being at 50% of total arrears.
- 5 Cash Balances will fluctuate throughout the year, commencing at around £1.9m with a March 23 balance of around £2m.
- 6 Capital loan repayments are assumed at £130,199 based on the repayment terms associated with each facility.
- 7 Payments totalling £46,019 will be made in respect of the Past Service Deficit.
- 8 Reserves and Share Capital

	£
Est closing for 21/22	7,251,892
Surplus for 22/23	344,944
Closing Reserves 22/23	<b>7,596,837</b>

**CRAIGDALE HOUSING ASSOCIATION LTD**  
**BUDGETED MANAGEMENT EXPENSES FOR YEAR TO 31 MARCH 2022**

	<b>2022/23</b>	<b>2021/22</b>
<b>Employee Costs</b>	<b>£</b>	<b>£</b>
Salaries/Wages	278,596	269,013
National Insurance	28,351	24,788
Pensions	32,848	29,499
Expenses	2,006	2,000
	<u>341,802</u>	<u>325,300</u>
Staff Services	60,800	60,000
	<u><b>402,601</b></u>	<u><b>385,300</b></u>
<b>Estate Costs</b>		
Reactive Maintenance	135,036	118,200
Void Repairs	40,000	30,000
Cyclical Maintenance	192,412	178,498
Major Repairs	20,000	250,000
Medical Adaptations	13,636	13,636
Property Depreciation	630,893	457,651
Bank Charges - Housing	4,000	4,200
Insurance - Housing	40,559	35,000
Legal Fees - Housing	5,000	12,000
Bad Debts - Housing	8,478	15,459
Misc	2,000	1,000
	<u><b>1,092,014</b></u>	<u><b>1,115,644</b></u>
<b>Office Overheads</b>		
Advertising	1,000	1,000
Audit Fees	17,000	15,900
Bank Charges	1,200	1,200
Depreciation - Other Fixed Assets	17,330	17,330
General Expenses	9,000	8,000
General Expenses - Committee	1,500	2,500
Heating, Lighting, Cleaning	12,790	12,192
Insurance - Other	15,121	11,000
Legal fees - Other	2,500	5,000
Office Repairs	1,000	1,000
Office Equipment - Maintenance	57,258	47,237
Printing/Stationery	7,500	17,100
Professional Fees	31,186	50,727
Postage	5,500	6,500
Rent/Rates	2,500	3,000
Training - Committee	10,000	8,000
Training - Staff	10,000	8,000
Staff Recruitment	0	0
Subscriptions	16,808	13,900
Telephones	6,000	6,000
	<u><b>225,192</b></u>	<u><b>235,586</b></u>
<b>Other Operating Costs</b>		
Community Participation	6,000	6,970
Wider Action	11,150	13,477
Bad Debts - Other	0	0
	<u><b>17,150</b></u>	<u><b>20,447</b></u>
<b>Total Management Expenses</b>	<u><u><b>1,736,957</b></u></u>	<u><u><b>1,756,978</b></u></u>

**CRAIGDALE HOUSING ASSOCIATION LTD**  
**BUDGETED INCOME 2021/22**

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	ADJ	TOTAL
Rent	134,052	134,052	134,052	134,052	134,052	134,052	148,551	148,551	148,551	148,551	148,551	148,551	0	1,695,622
Voids	(670)	(670)	(670)	(670)	(670)	(670)	(743)	(743)	(743)	(743)	(743)	(743)	0	(8,478)
Medical Adaptations Income	0	0	3,750	0	0	3,750	0	0	3,750	0	0	3,750	0	15,000
HAG Amortised	0	0	105,356	0	0	105,356	0	0	105,356	0	0	105,356	0	421,424
Factoring	0	0	0	0	0	1,161	0	0	0	0	0	1,161	0	2,322
Interest	0	0	500	0	0	500	0	0	500	0	0	500	0	2,000
<b>Total</b>	<b>133,382</b>	<b>133,382</b>	<b>242,988</b>	<b>133,382</b>	<b>133,382</b>	<b>244,149</b>	<b>147,809</b>	<b>147,809</b>	<b>257,415</b>	<b>147,809</b>	<b>147,809</b>	<b>258,576</b>	<b>0</b>	<b>2,127,890</b>

**CRAIGDALE HOUSING ASSOCIATION LTD**  
**BUDGETED MANAGEMENT EXPENSES ANALYSIS 2022/23**

	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC	JAN	FEB	MARCH	ADJ	TOTAL
<b>Employee Costs</b>														
Salaries	23,216	23,216	23,216	23,216	23,216	23,216	23,216	23,216	23,216	23,216	23,216	23,216	0	278,596
National Insurance	0	1,391	2,696	2,696	2,696	2,696	2,696	2,696	2,696	2,696	2,696	2,696	0	28,351
Pensions	2,737	2,737	2,737	2,737	2,737	2,737	2,737	2,737	2,737	2,737	2,737	2,737	0	32,848
Expenses	167	167	167	167	167	167	167	167	167	167	167	167	0	2,006
Staff Services	5,200	8,733	6,733	5,233	5,233	3,233	5,233	3,233	5,733	5,233	3,233	3,766	0	60,800
	31,321	36,245	35,550	34,050	34,050	32,050	34,050	32,050	34,550	34,050	32,050	32,583	0	402,601
<b>Estate Costs</b>														
Reactive Maintenance	10,753	10,753	10,753	10,753	10,753	10,753	10,753	10,753	10,753	10,753	10,753	10,753	0	135,036
Void Repairs	1,500	1,500	1,500	1,500	1,500	10,000	15,000	1,500	1,500	1,500	1,500	1,500	0	40,000
Cyclical Maintenance	14,072	16,071	21,322	26,674	15,722	35,721	10,472	10,471	10,471	10,471	10,471	10,471	0	192,412
Major Repairs	0	0	10,000	10,000	0	0	0	0	0	0	0	0	0	20,000
Medical Adaptations	0	0	3,409	0	0	3,409	0	0	3,409	0	0	3,409	0	13,636
Property Depreciation	0	0	0	0	0	0	0	0	0	0	0	0	630,893	630,893
Bank Charges - Housing	333	333	333	333	333	333	333	333	333	333	333	333	0	4,000
Insurance - Housing	40,559	0	0	0	0	0	0	0	0	0	0	0	0	40,559
Legal Fees - Housing	0	0	1,250	0	0	1,250	0	0	1,250	0	0	1,250	0	5,000
Bed Debts	0	0	2,120	0	0	2,120	0	0	2,120	0	0	2,120	0	8,478
Misc	0	0	0	0	0	0	0	0	0	0	0	2,000	0	2,000
	67,217	28,657	50,687	51,260	28,308	63,586	36,558	25,057	29,836	23,057	23,057	33,839	630,893	1,092,014
<b>Office Overheads</b>														
Advertising	0	0	250	0	0	250	0	0	250	0	0	250	0	1,000
Audit Fees	0	0	2,000	3,500	3,500	2,000	0	0	2,000	0	2,000	2,000	0	17,000
Bank Charges	100	100	100	100	100	100	100	100	100	100	100	100	0	1,200
Depreciation	0	0	0	0	0	0	0	0	0	0	0	0	17,330	17,330
General Expenses	2,000	2,000	500	500	500	500	500	500	500	500	500	500	0	9,000
General Expenses - Committee	0	0	375	0	0	375	0	0	375	0	0	375	0	1,500
Heating, Lighting, Cleaning	2,131	0	2,131	0	2,131	0	2,131	0	2,131	0	2,135	0	0	12,790
Insurance - Other	15,121	0	0	0	0	0	0	0	0	0	0	0	0	15,121
Legal Fees - Other	0	0	625	0	0	625	0	0	625	0	0	625	0	2,500
Office Repairs	0	0	250	0	0	250	0	0	250	0	0	250	0	1,000
Office Equipment Maintenance	4,772	4,772	4,772	4,772	4,772	4,772	4,772	4,772	4,772	4,772	4,772	4,772	0	57,258
Printing/Stationery	625	625	625	625	625	625	625	625	625	625	625	625	0	7,500
Professional Fees	0	0	7,797	0	0	7,797	0	0	7,797	0	0	7,797	0	31,186
Postage	458	458	458	458	458	458	458	458	458	458	458	458	0	5,500
Rent & Rates	210	208	208	208	208	210	208	208	208	208	208	208	0	2,500
Training - Committee	1,667	0	1,667	0	1,666	0	1,667	0	1,667	0	1,666	0	0	10,000
Training - Staff	1,667	0	1,667	0	1,666	0	1,667	0	1,667	0	1,666	0	0	10,000
Staff Recruitment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subscriptions	7,000	0	0	1,808	0	0	0	0	0	4,000	0	4,000	0	16,808
Telephones	500	500	500	500	500	500	500	500	500	500	500	500	0	6,000
	36,250	8,663	23,924	12,471	16,126	18,461	12,628	7,163	23,924	11,163	14,634	22,459	17,330	225,192
<b>Other Operating Costs</b>														
Community Participation	0	0	30	0	2,410	0	500	0	3,000	0	0	60	0	6,000
Wider Action	2,012	5,012	12	2,012	12	12	12	12	12	12	2,018	12	0	11,150
Bad Debts - Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2,012	5,012	42	2,012	2,422	12	512	12	3,012	12	2,018	72	0	17,150
<b>Total Management Expenses</b>	<b>136,800</b>	<b>76,577</b>	<b>110,203</b>	<b>99,793</b>	<b>80,906</b>	<b>114,109</b>	<b>83,748</b>	<b>64,282</b>	<b>91,322</b>	<b>68,282</b>	<b>71,759</b>	<b>88,953</b>	<b>648,223</b>	<b>1,736,957</b>

**CRAIGDALE HOUSING ASSOCIATION LTD**  
**BUDGETED MANAGEMENT EXPENSES ALLOCATION 2022/23**

	TOTAL	HOUSING & MGMT	REACTIVE	ESTATE	CYCLICAL	MAJOR	STAGE 3	PROPERTY DEPRN	HOUSING BAD DEBTS	OTHER BAD DEBTS	FACTORING	COMMUNITY PARTICIPATION	WIDER ACTION
<b>Employee Costs</b>													
Salaries/Wages	278,596	278,596	0	0	0	0	0	0	0	0	0	0	0
National Insurance	28,351	28,351	0	0	0	0	0	0	0	0	0	0	0
Pensions	32,848	32,848	0	0	0	0	0	0	0	0	0	0	0
Expenses	2,006	2,006	0	0	0	0	0	0	0	0	0	0	0
Services	60,800	60,800	0	0	0	0	0	0	0	0	0	0	0
	402,601	402,601	0	0	0	0	0	0	0	0	2,322	0	0
<b>Reactive Maintenance</b>													
Voids	135,036	0	135,036	0	0	0	0	0	0	0	0	0	0
Cyclical Maintenance	40,000	0	40,000	0	0	0	0	0	0	0	0	0	0
Major Repairs	192,412	0	0	0	192,412	0	0	0	0	0	0	0	0
Stage 3	20,000	0	0	0	0	20,000	0	0	0	0	0	0	0
Property Depreciation	13,636	0	0	0	0	0	13,636	0	0	0	0	0	0
Bank Charges - Housing	630,893	0	0	0	0	0	0	630,893	0	0	0	0	0
Insurance - Housing	4,000	4,000	0	0	0	0	0	0	0	0	0	0	0
Legal Fees - Housing	40,559	40,559	0	0	0	0	0	0	0	0	0	0	0
Legal Fees - Other	5,000	5,000	0	0	0	0	0	0	0	0	0	0	0
Bad Debts	8,478	0	0	0	0	0	0	0	8,478	0	0	0	0
Misc	2,000	0	2,000	0	0	0	0	0	0	0	0	0	0
	2,000	49,559	177,036	0	192,412	20,000	13,636	630,893	8,478	0	0	0	0
<b>Advertising</b>													
Audit Fees	1,000	1,000	0	0	0	0	0	0	0	0	0	0	0
Bank Charges	17,000	17,000	0	0	0	0	0	0	0	0	0	0	0
Depreciation	1,200	1,200	0	0	0	0	0	0	0	0	0	0	0
General Expenses	17,330	17,330	0	0	0	0	0	0	0	0	0	0	0
General Expenses - Committee	9,000	9,000	0	0	0	0	0	0	0	0	0	0	0
Heating, Lighting, Cleaning	1,500	1,500	0	0	0	0	0	0	0	0	0	0	0
Insurance - Other	12,790	12,790	0	0	0	0	0	0	0	0	0	0	0
Legal Fees - Other	15,121	15,121	0	0	0	0	0	0	0	0	0	0	0
Office Repairs	2,500	2,500	0	0	0	0	0	0	0	0	0	0	0
Office Equipment - Maintenance	1,000	1,000	0	0	0	0	0	0	0	0	0	0	0
Printing/Stationery	57,258	57,258	0	0	0	0	0	0	0	0	0	0	0
Professional Fees	7,500	7,500	0	0	0	0	0	0	0	0	0	0	0
Postage	31,186	31,186	0	0	0	0	0	0	0	0	0	0	0
Rent & Rates	5,500	5,500	0	0	0	0	0	0	0	0	0	0	0
Training - Committee	2,500	2,500	0	0	0	0	0	0	0	0	0	0	0
Training - Staff	10,000	10,000	0	0	0	0	0	0	0	0	0	0	0
Staff Recruitment	10,000	10,000	0	0	0	0	0	0	0	0	0	0	0
Subscriptions	0	0	0	0	0	0	0	0	0	0	0	0	0
Telephones	16,808	16,808	0	0	0	0	0	0	0	0	0	0	0
	6,000	6,000	0	0	0	0	0	0	0	0	0	0	0
	225,192	225,192	0	0	0	0	0	0	0	0	0	0	0
<b>Tenant Participation</b>													
Wider Action	6,000	6,000	0	0	0	0	0	0	0	0	0	0	0
Bad Debts - Other	11,150	0	0	0	0	0	0	0	0	0	0	0	11,150
	0	0	0	0	0	0	0	0	0	0	0	0	0
	17,150	6,000	0	0	0	0	0	0	0	0	0	0	11,150
<b>Total Management Expenses</b>	681,030	177,036	0	192,412	20,000	13,636	630,893	8,478	0	2,322	0	0	11,150

**CRAIGDALE HOUSING ASSOCIATION LTD**  
**CASHFLOW STATEMENT TO 31 MARCH 2023**

Bal. b/f	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	TOTAL
	1,904,851	1,867,746	1,888,864	1,881,606	1,881,508	1,900,297	1,891,294	1,909,757	1,947,686	1,962,825	1,996,754	2,027,207	1,904,851
<b>Income</b>													
Rent	133,382	133,382	133,382	133,382	133,382	133,382	147,809	147,809	147,809	147,809	147,809	147,809	1,687,144
Medical Adaptations Income	0	0	3,750	0	0	3,750	0	0	3,750	0	0	3,750	15,000
Factoring	0	0	0	0	0	1,161	0	0	0	0	0	1,161	2,322
Interest	0	0	500	0	0	500	0	0	500	0	0	500	2,000
HAG	522,747	380,549	0	0	0	0	0	0	0	0	0	0	903,296
Loan Drawdown	0	142,198	522,747	522,747	522,747	522,747	0	0	0	0	0	0	2,233,184
Debtors Movement	0	0	0	0	0	0	0	0	0	0	0	0	0
	656,129	656,129	660,379	656,129	656,129	661,540	147,809	147,809	152,058	147,809	147,809	153,220	4,842,945
<b>Expenditure</b>													
Staff Costs	31,321	36,245	35,550	34,050	34,050	32,050	34,050	32,050	34,550	34,050	32,050	32,583	402,601
Estate Costs	67,217	28,657	50,687	51,260	28,308	63,586	36,558	25,057	29,836	23,057	23,057	33,839	461,121
Overheads	36,250	8,663	23,924	12,471	16,126	18,461	12,628	7,163	23,924	11,163	14,634	22,459	207,862
Other Costs	2,012	5,012	42	2,012	2,422	12	512	12	3,012	12	2,018	72	17,150
Loan Interest	1,599	1,599	1,599	1,599	1,599	1,599	6,066	6,066	6,066	6,066	6,066	6,066	45,988
Loan Capital	7,128	7,128	7,128	7,128	7,128	7,128	14,572	14,572	14,572	14,572	14,572	14,572	130,199
Capitalised Major Repairs	21,125	21,125	21,125	21,125	21,125	21,125	21,125	21,125	21,125	21,125	21,125	21,125	253,500
Glenacre Road New Build	522,747	522,747	522,747	522,747	522,747	522,747	0	0	0	0	0	0	3,136,480
Shared Ownership Purchase	0	0	0	0	0	0	0	0	0	0	0	0	0
Fixed Assets - Other	0	0	1,000	0	0	0	0	0	0	0	0	0	1,000
Pension Deficit Payment	3,835	3,835	3,835	3,835	3,835	3,835	3,835	3,835	3,835	3,835	3,835	3,835	46,019
Creditors Movement	0	0	0	0	0	0	0	0	0	0	0	0	0
	693,234	635,011	667,637	656,227	637,340	670,543	129,345	109,879	136,919	113,879	117,356	134,550	4,701,920

<b>Balance c/f</b>	<b>1,867,746</b>	<b>1,888,864</b>	<b>1,881,606</b>	<b>1,881,508</b>	<b>1,900,297</b>	<b>1,891,294</b>	<b>1,909,757</b>	<b>1,947,686</b>	<b>1,962,825</b>	<b>1,996,754</b>	<b>2,027,207</b>	<b>2,045,876</b>	<b>2,045,876</b>
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**CRAIGDALE HOUSING ASSOCIATION LTD**  
**FINANCIAL PERFORMANCE ANALYSIS 2022/23**

<b>RATIOS</b>	<b>BUDGET 2022/23</b>	<b>BUDGET 2021/22</b>	<b>BUDGET 2022/23</b>	<b>Peer Average 20/21</b>
<b>Costs</b>				
Management costs per unit (£)	1,669	1,822	1,582	1,699
Reactive maintenance costs per unit (£)	434	398	196	568
Planned maintenance costs per unit (£)	521	1,152	896	429
<b>Primary Ratios</b>				
Interest cover (%)	1343.24%	1782.17%	1439.30%	684.17
Gearing (%)	17.34%	-4.10%	-1.80%	77.83
<b>Efficiency</b>				
Voids (%)	0.50%	0.50%	0.20%	0.87%
Rent arrears - gross (%)	3.00%	3.10%	3.12%	N/A
Rent arrears - net (%)	1.50%	1.67%	1.50%	2.87%
Bad debts (%)	0.50%	1.00%	0.20%	0.90%
Staff costs/turnover (%)	18.24%	19.56%	18.30%	24.13%
Turnover per unit (£)	5,211	5,085	5,199	4,903
<b>Liquidity</b>				
Current Ratio	3.24	2.87	2.30	3.70
<b>Profitability</b>				
Gross Surplus (%)	18.30%	7.12%	19.60%	16.80%
Net surplus (%)	16.23%	6.38%	19.20%	11.40%
<b>Financing</b>				
Debt per unit (£)	8,243	3,423	3,904	8,768
Net debt per unit (£)	3,228	-769	-331	4,190



**CRAIGDALE HOUSING ASSOCIATION LTD**  
**COVENANTS ANALYSIS 2022/23**

	<b>COVENANT</b>	<b>BUDGET 2022/23</b>	<b>COVENANT SATISFIED</b>
<b>Nationwide</b>			
1. Operating Surplus + Interest Receivable / Interest Payable	> 110%	850%	YES
<b>Bank of Scotland</b>			
2. Operating Profit + Depreciation / Interest Payable	> 1.25	22.18	YES

