

Landlord Name:	Fyne Homes
RSL Reg No.:	321
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Approval

A1.1	Date approved	14/09/2022
A1.2	Approver	Sharon Cole
A1.3	Approver job title	Business Services Director

STATEMENT OF COMPREHENSIVE INCOME

	Current Year	Prior Year
	£'000	£'000
Turnover	7,752.8	7,789.3
Operating costs	(6,154.9)	(5,678.1)
Gain/(loss) on disposal of property, plant and equipment	0.4	(67.9)
Exceptional items	0.0	0.0
Operating surplus/(deficit)	1,598.3	2,043.3
Share of operating surplus/(deficit) in joint ventures and associates	0.0	0.0
Interest receivable	16.9	18.1
Interest payable	(546.5)	(552.8)
Other financing (costs)/income	184.7	0.0
Release of negative goodwill	0.0	0.0
Movement in fair value of financial instruments	0.0	0.0
Decrease in valuation of housing properties	0.0	0.0
Reversal of previous decrease in valuation of housing properties	0.0	0.0
Total	(344.9)	(534.7)
Surplus/(deficit) before tax	1,253.4	1,508.6
Tax (payable)/recoverable	0.0	0.0
Surplus/(deficit) for the year	1,253.4	1,508.6
Actuarial (loss)/gain in respect of pension schemes	1,387.0	(1,666.0)
Change in fair value of hedged financial instruments	0.0	0.0
Total comprehensive income for the year	2,640.4	(157.4)

STATEMENT OF CHANGES IN EQUITY

	Share capital	Revenue reserve Restricted fund	Revenue reserve Unrestricted fund	Restricted reserve	Revaluation reserve
	£'000	£'000	£'000	£'000	£'000
Balance at end of the previous year	0.1	0.0	27,944.1	0.0	0.0
Opening balance adjustments	0.0	0.0	0.0	0.0	0.0
Issue of shares	0.0	0.0	0.0	0.0	0.0
Cancellation of shares	0.0	0.0	0.0	0.0	0.0
Surplus/(deficit) from statement of comprehensive income	0.0	0.0	2,640.4	0.0	0.0
Transfer from revaluation reserve to revenue reserve	0.0	0.0	0.0	0.0	0.0
Transfer of restricted expenditure from unrestricted reserve	0.0	0.0	0.0	0.0	0.0
Balance at end of the current year	0.1	0.0	30,584.5	0.0	0.0

	Total excluding non-controlling interest	Non-controlling interest	Total including non-controlling interest
	£'000	£'000	£'000
Balance at end of the previous year	27,944.2	0.0	27,944.2
Opening balance adjustments	0.0	0.0	0.0
Issue of shares	0.0	0.0	0.0
Cancellation of shares	0.0	0.0	0.0
Surplus/(deficit) from statement of comprehensive income	2,640.4	0.0	2,640.4
Transfer from revaluation reserve to revenue reserve	0.0	0.0	0.0
Transfer of restricted expenditure from unrestricted reserve	0.0	0.0	0.0
Balance at end of the current year	30,584.6	0.0	30,584.6

STATEMENT OF FINANCIAL POSITION

	Current Year	Prior Year
	£'000	£'000
<u>Non-current assets</u>		
Intangible assets and goodwill	0.0	0.0
Housing properties - NBV	61,361.8	60,871.5
Negative goodwill	0.0	0.0
Net housing assets	61,361.8	60,871.5
Non-current investments	0.0	0.0
Other plant, property and equipment	351.6	378.8
Investments in joint ventures and associates	0.0	0.0
Total non-current assets	61,713.4	61,250.3
Receivables due after more than one year	166.2	180.0
<u>Current assets</u>		
Investments	0.0	0.0
Stock and work in progress	0.0	0.0
Trade and other receivables due within one year	1,158.1	1,009.0
Cash and cash equivalents	4,271.9	1,423.4
Total current assets	5,430.0	2,432.4
Payables: amounts falling due within one year	(2,622.2)	(7,672.6)
<u>Deferred income: amounts falling due within one year</u>		
Scottish housing grants (SHG)	(194.1)	(194.1)
Other grants	0.0	0.0
Total deferred income: amounts falling due within one year	(194.1)	(194.1)
Net current assets/(liabilities)	2,613.7	(5,434.3)
Total assets less current liabilities	64,493.3	55,996.0
Payables: amounts falling due after more than one year	(21,458.5)	(13,961.0)
Provisions	0.0	0.0
Pension asset/(liability)	(543.0)	(2,067.0)
<u>Deferred income: amounts falling due after more than one year</u>		
Scottish housing grants (SHG)	(11,907.2)	(12,023.8)
Other grants	0.0	0.0
Total deferred income: amounts falling due after more than one year	(11,907.2)	(12,023.8)
Total long term liabilities	(33,908.7)	(28,051.8)
Net assets	30,584.6	27,944.2
<u>Capital and reserves</u>		
Share capital	0.1	0.1
Revaluation reserves	0.0	0.0
Restricted reserves	0.0	0.0
Revenue reserves	30,584.5	27,944.1
Total reserves	30,584.6	27,944.2

STATEMENT OF CASH FLOWS

	Current Year	Prior Year
	£'000	£'000
Net cash inflow/(outflow) from operating activities	3,066.9	3,066.7
Tax (paid)/refunded	0.0	0.0
<u>Cash flow from investing activities</u>		
Acquisition and construction of properties	(2,005.9)	(2,115.6)
Purchase of other non-current assets	(77.1)	(78.9)
Sales of properties	20.0	178.1
Sales of other non-current assets	0.0	0.0
Capital grants received	77.4	212.6
Capital grants repaid	0.0	0.0
Interest received	16.9	17.1
Net cash inflow/(outflow) from investing activities	(1,968.7)	(1,786.7)
<u>Cash flow from financing activities</u>		
Interest paid	(472.9)	(540.8)
Interest element of finance lease rental payment	0.0	0.0
Share capital received/(repaid)	0.0	0.0
Funding drawn down	10,000.0	1,748.1
Funding repaid	(7,509.5)	(1,553.1)
Early repayment and associated charges	(267.3)	(856.6)
Capital element of finance lease rental payments	0.0	0.0
Withdrawal from deposits	0.0	0.0
Net cash inflow/(outflow) from financing activities	1,750.3	(1,202.4)
Net change in cash and cash equivalents	2,848.5	77.6
Cash and cash equivalents at end of the previous year	1,423.4	1,345.8
Cash and cash equivalents Opening balance adjustment	0.0	0.0
Cash and cash equivalents at end of the current year	4,271.9	1,423.4

Particulars of turnover, operating costs and operating surplus or deficit – Current Year

	Turnover	Operating Costs	Operating Surplus/(Deficit)
	£'000	£'000	£'000
Affordable letting activities	7,607.6	(6,009.7)	1,597.9
Other activities	145.2	(145.2)	0.0
Total	7,752.8	(6,154.9)	1,597.9

Particulars of turnover, operating costs and operating surplus or deficit – Prior Year

	Turnover	Operating Costs	Operating Surplus/(Deficit)
	£'000	£'000	£'000
Affordable letting activities	7,511.8	(5,400.6)	2,111.2
Other activities	277.5	(277.5)	0.0
Total	7,789.3	(5,678.1)	2,111.2

Particulars of turnover, operating costs and operating surplus or deficit from affordable letting activities

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Current Year Total	Prior Year Total
	£'000	£'000	£'000	£'000	£'000	£'000
Rent receivable	7,279.3	121.8	93.0	0.0	7,494.1	7,375.4
Service charges	158.5	5.0	0.0	0.0	163.5	162.9
Gross income	7,437.8	126.8	93.0	0.0	7,657.6	7,538.3
Voids	(244.1)	0.0	0.0	0.0	(244.1)	(220.6)
Net income	7,193.7	126.8	93.0	0.0	7,413.5	7,317.7
Grants released from deferred income	194.1	0.0	0.0	0.0	194.1	194.1
Revenue grants from Scottish Ministers	0.0	0.0	0.0	0.0	0.0	0.0
Other revenue grants	0.0	0.0	0.0	0.0	0.0	0.0
Total turnover: letting	7,387.8	126.8	93.0	0.0	7,607.6	7,511.8
Management and maintenance administration costs	(2,328.1)	(111.0)	(75.2)	0.0	(2,514.3)	(2,325.3)
Service costs	(252.5)	(5.0)	0.0	0.0	(257.5)	(128.0)
Planned maintenance	(559.1)	0.0	0.0	0.0	(559.1)	(634.6)
Reactive maintenance	(1,128.8)	0.0	0.0	0.0	(1,128.8)	(1,043.9)
Bad debts written (off)/back	(48.4)	0.0	0.0	0.0	(48.4)	(40.3)
Depreciation: housing	(1,473.0)	(10.8)	(17.8)	0.0	(1,501.6)	(1,228.5)
Impairment	0.0	0.0	0.0	0.0	0.0	0.0
Operating costs	(5,789.9)	(126.8)	(93.0)	0.0	(6,009.7)	(5,400.6)
Operating surplus/(deficit)	1,597.9	0.0	0.0	0.0	1,597.9	2,111.2

Prior Year

Total turnover: letting	7,293.0	126.8	92.0	0.0
Operating costs	(5,181.8)	(126.8)	(92.0)	0.0
Operating surplus/(deficit)	2,111.2	0.0	0.0	0.0

Particulars of turnover, operating costs and operating surplus or deficit from other activities

	Grants from Scottish Ministers	Other revenue grants	Supporting people income	Other income	Total turnover	Other operating costs	Current Year Operating surplus/(deficit)	Prior Year Operating surplus/(deficit)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Wider role	40.3	0.0	0.0	0.0	40.3	(40.3)	0.0	0.0
Care and repair	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Investment property activities	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Factoring	0.0	0.0	0.0	42.9	42.9	(42.9)	0.0	0.0
Support activities	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Care activities	56.0	0.0	0.0	0.0	56.0	(56.0)	0.0	0.0
Contracted out services undertaken for RSLs	0.0	0.0	0.0	6.0	6.0	(6.0)	0.0	0.0
Contracted out services undertaken for others	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Developments for sale to RSLs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Developments for sale to non-RSLs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Uncapitalised development administration costs	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other activities	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Current Year Total	96.3	0.0	0.0	48.9	145.2	(145.2)	0.0	
Prior Year Total	208.3	13.1	0.0	56.1	277.5	(277.5)	0.0	

ANALYSIS - UNITS

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Current Year Total	Prior Year Total
Units owned and managed at year end	1,553	30	38	0	1,621	1,617
Units managed, not owned at year end	0	0	0	0	0	0
Units owned, not managed at year end	0	0	0	0	0	0
Units held for demolition at year end	0	0		0	0	0
Total units owned / managed	1,553	30	38	0	1,621	1,617

COST PER UNIT - Current Year

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Total
Management & maintenance administration	£1,499	£3,700	£1,979	-	£1,551
Planned maintenance	£360	£0	£0	-	£345
Reactive maintenance	£727	£0	£0	-	£696
Total direct maintenance	£1,087	£0	£0	-	£1,041
Total management & maintenance	£2,586	£3,700	£1,979	-	£2,592

COST PER UNIT - Prior Year

	General Needs Social Housing	Supported Social Housing Accommodation	Shared Ownership Housing	Other	Total
Management & maintenance administration	£1,382	£3,700	£1,953	-	£1,438
Planned maintenance	£410	£0	£0	-	£392
Reactive maintenance	£674	£0	£0	-	£646
Total direct maintenance	£1,084	£0	£0	-	£1,038
Total management & maintenance	£2,465	£3,700	£1,953	-	£2,476

SUPPLEMENTARY ITEMS

	Current Year	Prior Year
	£'000	£'000
Chief Executive emoluments excluding pension contributions	93.7	92.8
Total key management personnel emoluments	448.9	440.1
Total staff costs	2,008.6	1,933.2
External auditors' fees – audit	16.0	15.0
External auditors' fees – other	9.6	2.8
Capitalised maintenance costs	1,678.5	586.5
Capitalised development administration costs	0.0	0.0
Capitalised interest costs	0.0	0.0
Accumulated depreciation	9,336.3	8,030.0
Receivables - gross rental	208.7	
Receivables – bad debt provision	(151.6)	(151.6)
Receivables - net rental	57.1	87.2
Total Pension deficit recovery payments due	0.0	0.0
Housing loans due within one year	1,022.2	5,996.9
Housing loans due after more than one year	21,348.7	13,796.0
Other loans due within one year	54.9	54.9
Other loans due after more than one year	109.8	164.8
Overdraft / bridging finance	0.0	0.0
Intra-group loans due within one year	11.1	198.6
Intra-group loans due after more than one year	0.0	0.0
Intra-group lending	166.2	180.0
Intra-group receivables (trading)	785.7	548.0
Other intra-group payables (trading)	0.0	0.0

CONTEXTUAL INFORMATION

Accounting year end	March		
Date financial statements authorised	14/09/2022		
Are the financial statements qualified?	No		
Were there any emphasis of matter points raised in the audit report?	No		
External auditors' name	Azets		
Number of years since a full procurement exercise was undertaken for the external auditor	1		
Internal auditors' name	TIAA		
Number of years since a full procurement exercise was undertaken for the internal auditor	2		
Do you have an Audit Committee?	Yes		
Do you have a Treasury Management Strategy?	Yes		
How do you account for capital grant income?	Accruals method		
Calendar year of last housing asset revaluation	N/A		
Contingent liabilities	Legal action		<input type="checkbox"/>
	LSVT contract compliance		<input type="checkbox"/>
	Pension		<input type="checkbox"/>
	Repayment of SHG		<input type="checkbox"/>
	Other		<input type="checkbox"/>
	None		<input checked="" type="checkbox"/>
SHAPS financial assessment risk rating	Low		
Are you appealing this risk rating?	No		
How many staff members not currently contributing to any scheme?	2		

Staff Pension Schemes

Which scheme(s) are you members of?	How many participating members in each scheme?
SHAPS CARE 120th	34
LGPS - Strathclyde Pension Fund	12
Group DC Scheme	1

SUBSIDIARIES AND CONNECTED ORGANISATIONS
SUBSIDIARIES

Subsidiary name		Subsidiary status during Financial year	Accounts status	Subsidiary company Turnover £'000	Subsidiary company Operating surplus/(deficit) £'000	Subsidiary company Net assets £'000
Fyne Initiatives Ltd		Active	Audited	538.6	(2.1)	44.1
Fyne Energy Ltd		Active	Audited	1,819.7	107.3	192.0
Fyne Futures		Active	Audited	408.9	243.3	243.3

SUBSIDIARIES AND CONNECTED ORGANISATIONS
SUBSIDIARIES

Subsidiary name		Subsidiary status during Financial year	Accounts status	Subsidiary company Turnover £'000	Subsidiary company Operating surplus/(deficit) £'000	Subsidiary company Net assets £'000

RATIOS

	Current Year	Prior Year	Prior Year Sector Median
Financial capacity			
Interest cover	652.1%	570.2%	442.1%
Gearing	59.8%	67.2%	54.1%
Efficiency			
Voids	3.2%	2.9%	0.6%
Gross arrears	2.8%		
Net arrears	0.8%	1.2%	2.2%
Bad debts	0.7%	0.6%	0.8%
Staff costs / turnover	25.9%	24.8%	20.7%
Key management personnel / staff costs	22.3%	22.8%	14.6%
Turnover per unit	£4,783	£4,817	£5,194
Responsive repairs to planned maintenance ratio	2.0	1.2	1.9
Liquidity			
Current ratio	1.9	0.3	1.9
Profitability			
Gross surplus / (deficit)	20.6%	26.2%	19.6%
Net surplus / (deficit)	16.2%	19.4%	11.9%
EBITDA / revenue	18.3%	34.5%	31.4%
EBITDA exc. deferred grant	15.8%		
Financing			
Debt burden ratio	2.9	2.6	2.1
Net debt per unit	£11,274	£11,619	£7,053
Debt per unit	£13,909	£12,499	£10,560
Diversification			
Income from non-rental activities-	4.4%	6.1%	17.5%

Comments

Page	Field	Comment
SOCI	Gain/(loss) on disposal of property plant and equipment	reduced from previous year
SOCI	Other financing (costs)/income	Gift Aid
SOCI	Actuarial (loss)/gain in respect of pension schemes	per pension re-valuation
SOCE	Surplus/(deficit) from statement of comprehensive income - Non-controlling interest & Totals	mainly due to pension re-valuation
SOFP	Receivables due after more than one year	Being sub loan balance
SOFP	Cash and cash equivalents	due to £3m drawdown at end of March
SOCF	Sales of properties	profit from house sale
SOCF	Funding drawn down	new £10m facility
SOCF	Funding repaid	£6m repayment Dec 21
SOCF	Early repayment and associated charges	SHAP past service deficit
Analysis - Affordable Lettings	Service costs	increase in costs as full services carried out following Covid restrictions in previous year
Analysis - Affordable Lettings	Bad debts written (off)/back	slight increase in amount written off in year
Analysis - Affordable Lettings	Depreciation: housing	additional capital works carried out in year hence increase in component depreciation
Supplementary Items	External auditors' fees - other	Internal Auditors full year work
Supplementary Items	Capitalised maintenance costs	Capital works increased following Covid restrictions
Supplementary Items	Accumulated depreciation	due to increased capital works, increase in depreciation
Supplementary Items	Receivables - net rental	reduction in arrears at year end
Supplementary	Housing loans due within one	previous year had £6m loan to be repaid within 1

Page	Field	Comment
Items	year	year
Supplementary Items	Housing loans due after more than one year	new £10m loan added in year
Supplementary Items	Other loans due after more than one year	reduced as repaid
Supplementary Items	Intra-group loans due within one year	loan repaid
Supplementary Items	Intra-group loans due after more than one year	FI loan balance due after 1 year
Supplementary Items	Intra-group receivables (trading)	timing
Contextual Information	Full procurement exercise undertaken for external auditor	Full procurement/tender carried out March 2022 for External Audits 22/23 for 3 years plus 2