

RSL: 238 - Easthall Park Housing Cooperative Ltd (EHP)

Return	Annual Return 2019	31/03/2019
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Approval

Date Approved	26/06/2019
Approver	John McMorrow
Approver Job Title	Director

Submission Comments

One additional property created in the year through upgrading an existing property. Upgrade completed without the need for financial borrowings.

Further Return Details

Accounting Year End	Do you have any ISDAs?	Does Lender have a floating charge over the company's assets	Intragroup Lending / Borrowing
March	No	No	No

Social Housing Units

Owned by RSL	Used for Security	Unencumbered	% of Unencumbered with positive value
695	430	265	100.00
Comment			

Total for Live Facilities

Total Facility (£'000s)	Facility Outstanding (£'000s)	Facility Undrawn (£'000s)
10,804.1	7,148.9	0.0

1 Facility Detail 1

Facility Number	Lender	Status	Facility Total £'000s	Start Date	End Date	Amount Undrawn	Amount Outstanding	Undrawn Facility For	Details	Committed?	Next 5 Yrs?	Multi Lender
EHPBOS014	Bank of Scotland	Live	423.0	06/05/1999	06/05/2029	0.0	50.6					No

Facility Comments

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Chargeholder	
Security Trustee	No

Facility Fees

		Details
Arrangement Fees	Y	
Non-Utilisation Fees	N	
Other Fees	N	

Additional Lenders

1.1.1 Loan Details 1

Ref No	Status	Start Date	Type	Amount	O/standing	Repayment Terms	Terms of Loan	Purpose	Details	Ref Rate	Margin / All-in Rate
BOSVAR002	Live	06/05/1999	Variable Rate Loan	423.0	50.6	Converted to loan	Yes	Affordable Housing Development		Base	0.7500

1.1.2 Additional Loan and Security Detail

Loan Ref No	First Capital Repayment	Final Capital Payment	Int is being	First Interest Payment	Deal Expires	Forward Fixes	Security from Social Housing %	Social Housing Security Value £'000s	Basis	Date of Valuation	Covenants
BOSVAR002	30/09/1999	30/09/2029	Paid	30/10/1999			100.00	423.0	Cash flow	01/01/1999	Yes

Loan Comments

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Loan Fees

		Details
Arrangement Fees	Y	
Non-Utilisation Fees	N	

Other Fees	N	
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1.1.2.1.1 Covenant Detail 1

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
BOSVAR002	2	Approval of Business Plan	Continued Viability	Annually	18/04/2019	Surplus
How is it calculated?		Review of business plan				

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2 Facility Detail 2

Facility Number	Lender	Status	Facility Total £'000s	Start Date	End Date	Amount Undrawn	Amount Outstanding	Undrawn Facility For	Details	Committed?	Next 5 Yrs?	Multi Lender
EHPNBS022	Nationwide Building Society	Live	1,212.2	01/06/2002	28/02/2032	0.0	737.2					No

Facility Comments

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Chargeholder	
Security Trustee	No

Facility Fees

		Details	Additional Lenders
Arrangement Fees	Y		
Non-Utilisation Fees	N		
Other Fees	N		

2.1.1 Loan Details 1

Ref No	Status	Start Date	Type	Amount	O/standing	Repayment Terms	Terms of Loan	Purpose	Details	Ref Rate	Margin / All-in Rate
NBSFIXED006	Live	01/06/2002	Fixed Rate Loan	1,210.2	737.2	Converted to loan	Yes	Affordable Housing Development		Fixed Rate Percentage	3.860

2.1.2 Additional Loan and Security Detail

Loan Ref No	First Capital Repayment	Final Capital Payment	Int is being	First Interest	Deal Expires	Forward Fixes	Security from Social Housing %	Social Housing Security	Basis	Date of Valuation	Covenants

				Payment				Value £'000s			
NBSFIXED006	01/06/2002	01/06/2032	Paid	01/02/2002			100.00	1,212.2	Cash flow	01/11/2001	Yes

Loan Comments

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Loan Fees

		Details
Arrangement Fees	Y	
Non-Utilisation Fees	N	
Other Fees	N	

2.1.2.1.1 Covenant Detail 1

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
NBSFIXED006	1	Approval of Business Plan	Continued Viability	Annually	18/04/2019	Surplus
How is it calculated?		Review of business plan				

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3 Facility Detail 3

Facility Number	Lender	Status	Facility Total £'000s	Start Date	End Date	Amount Undrawn	Amount Outstanding	Undrawn Facility For	Details	Committed?	Next 5 Yrs?	Multi Lender
EHPNBS023	Nationwide Building Society	Live	1,124.8	30/06/2002	30/06/2032	0.0	680.4					No

Facility Comments

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Chargeholder	
Security Trustee	No

Facility Fees

		Details
Arrangement Fees	Y	
Non-Utilisation Fees	N	
Other Fees	N	

Additional Lenders

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3.1.1 Loan Details 1

Ref No	Status	Start Date	Type	Amount	O/standing	Repayment Terms	Terms of Loan	Purpose	Details	Ref Rate	Margin / All-in Rate
NBSFIXED007	Live	30/06/2002	Fixed Rate Loan	1,124.8	680.4	Converted to loan	Yes	Affordable Housing Development		Fixed Rate Percentage	3.810

3.1.2 Additional Loan and Security Detail

Loan Ref No	First Capital Repayment	Final Capital Payment	Int is being	First Interest Payment	Deal Expires	Forward Fixes	Security from Social Housing %	Social Housing Security Value £'000s	Basis	Date of Valuation	Covenants
NBSFIXED007	01/08/2002	28/07/2032	Paid	01/11/2013			100.00	1,124.8	Cash flow	30/03/2002	Yes

Loan Comments

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Loan Fees

		Details
Arrangement Fees	Y	
Non-Utilisation Fees	N	
Other Fees	N	

3.1.2.1.1 Covenant Detail 1

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
NBSFIXED007	1	Approval of Business Plan	Continued Viability	Annually	18/04/2019	Surplus
How is it calculated?		Review of Business Plan				

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4 Facility Detail 4

Facility Number	Lender	Status	Facility Total £'000s	Start Date	End Date	Amount Undrawn	Amount Outstanding	Undrawn Facility For	Details	Committed?	Next 5 Yrs?	Multi Lender
EHPNBS024	Nationwide Building Society	Live	709.3	28/02/2003	28/02/2033	0.0	438.1					No

Facility Comments

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Chargeholder	
Security Trustee	No

Facility Fees

		Details	Additional Lenders
Arrangement Fees	Y		
Non-Utilisation Fees	N		
Other Fees	N		

4.1.1 Loan Details 1

Ref No	Status	Start Date	Type	Amount	O/standing	Repayment Terms	Terms of Loan	Purpose	Details	Ref Rate	Margin / All-in Rate
NBSFIXED008	Live	28/02/2003	Fixed Rate Loan	709.3	438.1	Converted to loan	Yes	Affordable Housing Development		Fixed Rate Percentage	3.8100

4.1.2 Additional Loan and Security Detail

Loan Ref No	First Capital Repayment	Final Capital Payment	Int is being	First Interest Payment	Deal Expires	Forward Fixes	Security from Social Housing %	Social Housing Security Value £'000s	Basis	Date of Valuation	Covenants
NBSFIXED008	01/04/2003	01/12/2030	Paid	30/06/2003			100.00	709.3	Cash flow	01/01/2003	Yes

Loan Comments

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Loan Fees

		Details
Arrangement Fees	Y	
Non-Utilisation Fees	N	
Other Fees	N	

4.1.2.1.1 Covenant Detail 1

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
NBSFIXED008	1	Approval of Business Plan	Continued Viability	Annually	18/04/2019	Surplus
How is it calculated?		Review of Business Plan				

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5 Facility Detail 5

Facility Number	Lender	Status	Facility Total £'000s	Start Date	End Date	Amount Undrawn	Amount Outstanding	Undrawn Facility For	Details	Committed?	Next 5 Yrs?	Multi Lender
EHPRBS019	Royal Bank of Scotland plc	Live	1,788.6	08/12/2004	08/12/2034	0.0	595.3					No

Facility Comments

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Chargeholder	
Security Trustee	No

Facility Fees

		Details
Arrangement Fees	Y	
Non-Utilisation Fees	N	
Other Fees	N	

Additional Lenders

5.1.1 Loan Details 1

Ref No	Status	Start Date	Type	Amount	O/standing	Repayment Terms	Terms of Loan	Purpose	Details	Ref Rate	Margin / All-
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											in Rate
RBSVAR010	Live	08/12/2004	Variable Rate Loan	1,788.6	595.3	Converted to loan	Yes	Affordable Housing Development		Base	0.4500

5.1.2 Additional Loan and Security Detail

Loan Ref No	First Capital Repayment	Final Capital Payment	Int is being	First Interest Payment	Deal Expires	Forward Fixes	Security from Social Housing %	Social Housing Security Value £'000s	Basis	Date of Valuation	Coven ants
RBSVAR010	08/12/2004	08/12/2034	Paid	31/12/2004			100.00	1,788.6	Cash flow	30/10/2004	Yes

Loan Comments

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Loan Fees

		Details
Arrangement Fees	Y	
Non-Utilisation Fees	N	
Other Fees	N	

5.1.2.1.1 Covenant Detail 1

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
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RBSVAR010	1	Net Worth	<=0.35	Quarterly	13/05/2019	0.21
How is it calculated?		Ratio of borrowed monies to net worth				

5.1.2.1.2 Covenant Detail 2

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
RBSVAR010	4193	Interest Cover	>=1.1	Quarterly	13/05/2019	1.77
How is it calculated?		Operating Surplus to Debt Service Liability				

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6 Facility Detail 6

Facility Number	Lender	Status	Facility Total £'000s	Start Date	End Date	Amount Undrawn	Amount Outstanding	Undrawn Facility For	Details	Committed?	Next 5 Yrs?	Multi Lender
EHRBS020	Royal Bank of Scotland plc	Live	2,767.5	29/01/2010	31/01/2040	0.0	2,288.5					No

Facility Comments

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Chargeholder	
Security Trustee	No

Facility Fees

		Details	Additional Lenders
Arrangement Fees	Y		
Non-Utilisation Fees	N		
Other Fees	N		

6.1.1 Loan Details 1

Ref No	Status	Start Date	Type	Amount	O/standing	Repayment Terms	Terms of Loan	Purpose	Details	Ref Rate	Margin / All-in Rate
RBSFIXED005	Live	29/01/2010	Fixed Rate Loan	2,767.5	2,288.5	Converted to loan	Yes	Affordable Housing Development		Fixed Rate Percentage	4.610

6.1.2 Additional Loan and Security Detail

Loan Ref No	First Capital Repayment	Final Capital Payment	Int is being	First Interest	Deal Expires	Forward Fixes	Security from Social Housing %	Social Housing Security	Basis	Date of Valuation	Covenants

				Payment				Value £'000s			
RBSFIXED005	30/04/2010	31/01/2040	Paid	30/04/2010			100.00	2,767.5	Cash flow	13/11/2009	Yes

Loan Comments

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Loan Fees

		Details
Arrangement Fees	Y	
Non-Utilisation Fees	N	
Other Fees	N	

6.1.2.1.1 Covenant Detail 1

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
RBSFIXED005	1	Net Worth	<=0.35	Quarterly	13/05/2019	0.21
How is it calculated?		Ratio of Borrowed Monies to Net Worth				

6.1.2.1.2 Covenant Detail 2

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
RBSFIXED005	3	Interest Cover	>=1.1	Quarterly	13/05/2019	1.77

How is it calculated?	Operating Surplus to Debt Service Liability
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7 Facility Detail 7

Facility Number	Lender	Status	Facility Total £'000s	Start Date	End Date	Amount Undrawn	Amount Outstanding	Undrawn Facility For	Details	Committed?	Next 5 Yrs?	Multi Lender
EHRBS021	Royal Bank of Scotland plc	Live	2,778.7	31/03/2011	31/03/2041	0.0	2,358.8					No

Facility Comments

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Chargeholder	
Security Trustee	No

Facility Fees

		Details
Arrangement Fees	Y	
Non-Utilisation Fees	N	

Additional Lenders

Other Fees	N	
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7.1.1 Loan Details 1

Ref No	Status	Start Date	Type	Amount	O/standing	Repayment Terms	Terms of Loan	Purpose	Details	Ref Rate	Margin / All-in Rate
RBSFIXED011	Live	31/03/2011	Fixed Rate Loan	2,778.7	2,358.8	Converted to loan	Yes	Affordable Housing Development		Fixed Rate Percentage	4.5800

7.1.2 Additional Loan and Security Detail

Loan Ref No	First Capital Repayment	Final Capital Payment	Int is being	First Interest Payment	Deal Expires	Forward Fixes	Security from Social Housing %	Social Housing Security Value £'000s	Basis	Date of Valuation	Covenants
RBSFIXED011	30/06/2011	30/06/2041	Paid	30/06/2011			100.00	2,778.7	Cash flow	30/01/2011	Yes

Loan Comments

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Loan Fees

		Details
Arrangement Fees	Y	
Non-Utilisation Fees	N	
Other Fees	N	

7.1.2.1.1 Covenant Detail 1

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
RBSFIXED011	1	Net Worth	<=0.35	Quarterly	13/05/2019	0.21
How is it calculated?		Ratio of Borrowed Monies to Net Worth				

7.1.2.1.2 Covenant Detail 2

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
RBSFIXED011	2	Interest Cover	>=1.1	Quarterly	13/05/2019	1.77
How is it calculated?		Operating Suplus to Debt Service Liability				

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