

**RSL: 268 - Lochfield Park Housing Association Ltd ( LPH )**

<b>Return</b>	Annual Return 2019	31/03/2019
---------------	--------------------	------------

**Approval**

Date Approved	
Approver	
Approver Job Title	

**Submission Comments**

Date of Return is 31/03/2019 and not 31/03/2018 as stated at 2. below.

**Further Return Details**

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

**Social Housing Units**

<b>Owned by RSL</b>	<b>Used for Security</b>	<b>Unencumbered</b>	<b>% of Unencumbered with positive value</b>
514	252	262	100.00
<b>Comment</b>			

**Total for Live Facilities**

<b>Total Facility (£'000s)</b>	<b>Facility Outstanding (£'000s)</b>	<b>Facility Undrawn (£'000s)</b>
8,946.0	6,974.8	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
LPHLA006	Local Authority	Live	225.0	31/03/2015	31/03/2025	0.0	225.0					No

<b>Chargeholder</b>	
<b>Security Trustee</b>	No

**Facility Fees**

		Details
<b>Arrangement Fees</b>	N	
<b>Non-Utilisation Fees</b>	N	
<b>Other Fees</b>	N	

<b>Additional Lenders</b>

**Facility Comments**

--

## 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
LAFIXIF006	Live	31/03/2015	Fixed Rate Loan	225.0	225.0	Fully Amortising	Yes	Affordable Housing Development		Fixed Rate Percentage	0.001

## 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
LAFIXIF006	31/03/2020	31/03/2025	Waived	31/03/2020			0.00				No

## Loan Fees

		Details
<b>Arrangement Fees</b>	N	
<b>Non-Utilisation Fees</b>	N	
<b>Other Fees</b>	N	

## 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
LPHRBS001	Royal Bank of Scotland plc	Live	3,500.0	23/02/2007	23/02/2037	0.0	2,722.0					No

<b>Chargeholder</b>	
<b>Security Trustee</b>	No

### Facility Fees

		Details	Additional Lenders
<b>Arrangement Fees</b>	Y		
<b>Non-Utilisation Fees</b>	N		
<b>Other Fees</b>	Y	Valuation Fees	

### Facility Comments

--

#### 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
RBSFIXED001	Live	23/02/2007	Fixed Rate Loan	3,500.0	2,722.0	Fully Amortising	No	Refinancing		Fixed Rate Percentage	5.5560

### 2.1.2 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
RBSFIXED001	23/02/2007	23/02/2037	Paid	23/02/2007	23/02/2027	No	100.00	3,575.0	EUV-SH without sales	01/02/2007	Yes

### Loan Fees

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

#### 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
RBSFIXED001	1	Gearing (%)	<40%	Quarterly	30/05/2019	25.3%

<b>How is it calculated?</b>	Total loans against share capital, plus reserves plus unamortised grant (currently under review)
------------------------------	--

2.1.2.1.2 Covenant Detail 2

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
RBSFIXED001	2	Interest Cover	>110%	Quarterly	30/05/2019	295.8%
<b>How is it calculated?</b>	Operating Surplus plus housing depreciation, less amortised grant to total loan repayment (i.e. capital and interest)					

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
LPHRBS002	Royal Bank of Scotland plc	Live	2,011.0	23/02/2007	23/02/2037	0.0	1,569.2					No

<b>Chargeholder</b>	
<b>Security Trustee</b>	No

Facility Fees

	<b>Details</b>	<b>Additional Lenders</b>
--	----------------	---------------------------

<b>Arrangement Fees</b>	Y	
<b>Non-Utilisation Fees</b>	N	
<b>Other Fees</b>	Y	Valuation Fees

**Facility Comments**

**3.1.1 Loan Details 1**

Ref No	Status	Start Date	Type	Amount	O/standing	Repayment Terms	Terms of Loan	Purpose	Details	Ref Rate	Margi n / All- in Rate
RBSFIXED002	Live	23/02/2007	Fixed Rate Loan	2,011.0	1,569.2	Fully Amortising	No	Refinancing		Fixed Rate Percentage	5.6560

**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
RBSFIXED002	23/02/2007	23/02/2037	Paid	23/02/2007	23/02/2022	No	100.00	2,054.0	EUV-SH without sales	01/02/2007	Yes

**Loan Fees**

		Details
<b>Arrangement Fees</b>	Y	
<b>Non-Utilisation Fees</b>	N	
<b>Other Fees</b>	Y	Valuation Fees

## 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
RBSFIXED002	1	Gearing (%)	<40%	Quarterly	30/05/2019	25.3%
<b>How is it calculated?</b>		Total loans against share capital, plus reserves plus unamortised grant (currently under review)				

## 3.1.2.1.2 Covenant Detail 2

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
RBSFIXED002	2	Interest Cover	>110%	Quarterly	30/05/2019	295.8%
<b>How is it calculated?</b>		Operating Surplus plus housing depreciation, less amortised grant to total loan repayment (i.e. capital and interest)				

**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
LPHRBS004	Royal Bank of Scotland plc	Live	2,700.0	13/02/2009	16/02/2034	0.0	2,144.0					No

<b>Chargeholder</b>	
<b>Security Trustee</b>	No

**Facility Fees**

		Details	Additional Lenders
<b>Arrangement Fees</b>	Y		
<b>Non-Utilisation Fees</b>	N		
<b>Other Fees</b>	Y	Valuation Fees	

**Facility Comments**

--

**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-

											<b>in Rate</b>
RBSFIXED004	Live	13/02/2009	Fixed Rate Loan	2,700.0	2,144.0	Fully Amortising	Yes	Refinancing		Fixed Rate Percentage	4.2600

#### 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
RBSFIXED004	13/02/2009	13/02/2034	Paid	13/02/2009			100.00	2,758.0	EUV-SH without sales	01/02/2007	Yes

#### Loan Fees

		Details
<b>Arrangement Fees</b>	Y	
<b>Non-Utilisation Fees</b>	N	
<b>Other Fees</b>	Y	Valuation Fees

#### 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
RBSFIXED004	1	Gearing (%)	<40%	Quarterly	30/05/2019	25.3%
<b>How is it calculated?</b>		Total loans against share capital, plus reserves plus unamortised grant (currently under review)				

## 4.1.2.1.2 Covenant Detail 2

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
RBSFIXED004	2	Interest Cover	>110%	Quarterly	30/05/2019	295.8%
<b>How is it calculated?</b>		Operating Surplus plus housing depreciation, less amortised grant to total loan repayment (i.e. capital and interest)				

## 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
LPHRBS005	Royal Bank of Scotland plc	Live	510.0	27/01/2009	27/01/2039	0.0	314.6					No

<b>Chargeholder</b>	
<b>Security Trustee</b>	No

## Facility Fees

		Details	Additional Lenders
<b>Arrangement Fees</b>	Y		
<b>Non-Utilisation Fees</b>	N		

<b>Other Fees</b>	Y	Valuation Fees
-------------------	---	----------------

**Facility Comments**

--

**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-in Rate
RBSVAR005	Live	27/01/2009	Variable Rate Loan	510.0	314.6	Fully Amortising	Yes	Refinancing		LIBOR 3 month	0.2300

**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	Covenants
RBSVAR005	27/01/2009	27/01/2039	Paid	27/01/2009			100.00	520.0	EUV-SH without sales	01/02/2007	Yes

**Loan Fees**

		Details
<b>Arrangement Fees</b>	Y	
<b>Non-Utilisation Fees</b>	N	
<b>Other Fees</b>	Y	Valuation Fees

## 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
RBSVAR005	1	Gearing (%)	<40%	Quarterly	30/05/2019	25.3%
<b>How is it calculated?</b>		Total loans against share capital, plus reserves plus unamortised grant (currently under review)				

## 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
RBSVAR005	2	Interest Cover	>110%	Quarterly	30/05/2019	295.8%
<b>How is it calculated?</b>		Operating Surplus plus housing depreciation, less amortised grant to total loan repayment (i.e. capital and interest)				