



Landlord name:	Yorkhill Housing Association Ltd
RSL Reg. No.:	209
Report generated date:	13/05/2025 12:36:50

Approval	
Date approved:	12/06/2025
Approver:	GARY WATSON
Approver job title	FINANCE MANAGER

Submission		
Nil return		No
Date of Return		31/03/2025
Accounting year-end		March
Number of housing units owned by RSL		467
Number of housing units used for Security		26
Unencumbered housing units		441
What Percentage of unencumbered housing units has a Positive value?		100.00%
Does a Lender have a floating charge over the company assets?		No
Loan Debt Outstanding	Less than 1 year	57.0
	Between 1 and 2 years	58.0
	Beyond 2 years and up to 5 years	186.0
	Greater than 5 years	423.0
	Total	724.0
Total value of interest payable for the Financial Year		24.1
Submission Comments		
N/A		

Covenants for Loans

Covenant Sequence Number	Type of Covenant applied	How is this Covenant calculated?	Required levels	Frequency of reporting to lender	Date of last report to lender	Actual levels achieved at that date
1	Interest Cover	The interest cover ratio is the measure of the Associations ability to meet interest payments. The Borrower shall procure that the ratio of Total Operating Costs to the Finance Costs shall not be less than the average of 1.1 over a rolling 3 year set of Accounting policies and no less than that 1.1 in respect of a single accounting period.	1.1	Quarterly	08/05/2025	95.0
2	Asset Cover	1. The asset cover ratio show that the value of properties cover the loan balances outstanding. The total value of the properties provided as security is to be maintained at all times at a minimum of 111% of the Borrowers indebtedness to the bank if valued on a EUV-SH basis or 125% if valued on an MVT basis.	125%	Quarterly	08/05/2025	311%

Facilities

Facility Reference Number	Name of Lender	New Facility?	Charge holder	Security Trustee in place?	Start Date	End Date	Total Facility (£'000s)	Reason for Total Facility Change	Balance of Facility Outstanding (£'000s)	Facility Undrawn (£'000s)	Next five years?	Undrawn Facility for?	Details
YORTRI001	Triodos Bank	No		No	27/01/2011	27/01/2036	1,300.0		724.0	0.0			
Totals							1,300.0		724.0	0.0			

Facilities

Facility Reference Number	Name of Lender	Funds Committed?	Fees - Arrangement	Fees - Non-utilisation	Fees - Other	Fees - Details	All lenders within this syndicate	Linked to ESG Credentials?	Facility Comments
YORTRI001	Triodos Bank		Yes	No	Yes	Legal Fees		No	

Loans

Facility Reference Number	Loan Reference Number	Loan Type	Purpose of Loan	Loan Purpose Details	Total Loan Amt (£'000s)	Balance O/S (£'000s)	Repmnt Terms	Ref Int Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	First Cap Repmnt Date	Final Cap Repmnt Date	First Int Pmnt Date	Interest is being
YORTRI001	TRIFIXED005	Fixed Rate Loan	Affordable Housing Development		1,300.0	724.0	Converted to loan	Fixed Rate Percentage		3.2000%	27/02/2011	27/01/2036	27/02/2011	Paid
YORTRI001 Total					1,300.0	724.0								
Totals					1,300.0	724.0								

Loans

Facility Reference Number	Loan Reference Number	New Loan?	Loan to be repaid?	Start Date	Fin cap Rep Date Ind	Current deal expiry date	Forward fixes neg with Lender?	Fees - Arrangement	Fees - Non-utilisation	Fees - Other	Fees - Details	Percentage of Security provided by Social Housing assets (%)	Value of Security provided by Social Housing units (£'000s)	Basis of valuation	Date of valuation	Loan not linked to Covenant	Loan Comments
YORTRI001	TRIFIXED005	No	No	27/01/2011	No	27/01/2028	No	Yes	No	Yes	Legal Fees	5.60%	2,250.0	MV-ST	07/12/2017		

Loans Covenants

Facility Reference Number	Loan Reference Number	Covenant Sequence Number	Type of Covenant applied	How is this Covenant calculated?	Required levels	Frequency of reporting to lender	Actual levels achieved at that date
YORTRI001	TRIFIXED005	1	Interest Cover	The interest cover ratio is the measure of the Associations ability to meet interest payments. The Borrower shall procure that the ratio of Total Operating Costs to the Finance Costs shall not be less than the average of 1.1 over a rolling 3 year set of Accounting policies and no less than that 1.1 in respect of a single accounting period.	1.1	Quarterly	95.0
YORTRI001	TRIFIXED005	2	Asset Cover	1. The asset cover ratio show that the value of properties cover the loan balances outstanding. The total value of the properties provided as security is to be maintained at all times at a minimum of 111% of the Borrowers indebtedness to the bank if valued on a EUV-SH basis or 125% if valued on an MVT basis.	125%	Quarterly	311%

Embedded Interest Rate Derivatives

Facility Reference Number	Loan Reference Number	Sequence Number	Derivative Type	Amount (£'000s)	Date From	Date To	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)
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IGF Lend

Sequence Number	Name of the organisation that the funding is provided to	Relationship to RSL	Amount Provided (£'000s)	Balance O/S (£'000s)	Purpose of loan	Details	Duration of funding arrangement (months)	Start Date	End Date	First repayment date	Is Funding Provided Part of Funds Borrowed?	Loan Reference Number	Lender aware of on Lending Arrangement?
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IGF Lend

Sequence Number	Name of the organisation that the funding is provided to	Security taken?	Type of Security	Type of Security details	Value of Security (£'000s)	Loan Agreement in Place?	Loan Type	Repayment Period (months)	Repayment terms	Reference Interest Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	IGF Lend Comments
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IGF Borrow

Sequence Number	Name of organisation that the funding is provided from	Relationship to RSL	Amount Received (£'000s)	Balance O/S (£'000s)	Purpose of loan	Details	Duration of funding arrangement (months)	Start Date	End Date	First repayment date
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IGF Borrow

Sequence Number	Name of organisation that the funding is provided from	Security taken?	Type of security	Details	Value of security (£'000s)	Loan Agreement in place?	Loan Type	Repayment period (months)	Repayment terms	Reference Interest Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	IGF Borrow Comments
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ISDAs

Sequence Number	Name of Lender	Amount (£'000s)	Start Date	End Date	Reference Interest Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	Mark to Market Threshold before collateral calls (£'000s)	Mark to Market Value (£'000s)	Date of Mark to Market Valuation	Implied loss or gain on Mark to Market Valuation (£'000s)	Type of collateral calls	Under which method are they marked?	Frequency of Call	Loan linked ISDA?	Loan Ref No	ISDA Comments
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ISDA Covenants

ISDA Sequence Number	Sequence Number	Type of covenant applied	How is this Covenant calculated?	Required levels	Frequency of reporting to lender	Date of last report to lender	Actual levels achieved at that date
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