

RSL: 212 - Trafalgar Housing Association Ltd (TRA)

Return	Annual Return 2019	31/03/2019
---------------	--------------------	------------

Approval

Date Approved	
Approver	
Approver Job Title	

Submission Comments

--

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
302	244	58	100.00
Comment			

Total for Live Facilities

Total Facility (£'000s)	Facility Outstanding (£'000s)	Facility Undrawn (£'000s)
3,331.1	1,386.5	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
TRABOS005	Bank of Scotland	Live	688.0	01/09/2000	31/08/2025	0.0	51.0					No

Chargeholder	
Security Trustee	Yes

Facility Fees

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

Additional Lenders

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
BOSVAR008	Live	01/09/2000	Variable Rate Loan	688.0	51.0	Fully Amortising	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
BOSVAR008	30/09/2000	31/08/2025	Paid	30/09/2000			100.00	0.1	No valuation required	30/09/2000	Yes

Loan Fees

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

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
BOSVAR008	1	Interest Cover	>=125%	Annually	20/09/2018	2643%
How is it calculated?		operating surplus plus interest charges on all borrowings divided by interest charges on all borrowings				

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
TRACOP004	Co-operative Bank PLC	Live	322.0	30/04/1999	30/04/2024	0.0	100.4					No

Chargeholder	
Security Trustee	Yes

Facility Fees

		Details	Additional Lenders
Arrangement Fees	Y		
Non-Utilisation Fees	N		

Other Fees	Y	legal
-------------------	---	-------

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
COPVAR007	Live	30/04/1999	Variable Rate Loan	322.0	100.4	Fully Amortising	Yes	Affordable Housing Development		Base	1.0000

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
COPVAR007	30/04/1999	31/03/2024	Paid	30/04/1999			100.00	0.1	No valuation required	30/04/1999	No

Loan Fees

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

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
TRANBS002	Nationwide Building Society	Live	258.9	03/04/1996	03/04/2027	0.0	93.6					No

Chargeholder	
Security Trustee	Yes

Facility Fees

	Details	Additional Lenders
--	----------------	---------------------------

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

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
NBSVAR004	Live	03/04/1996	Variable Rate Loan	33.2	11.7	Fully Amortising	Yes	Affordable Housing Development		LIBOR 3 month	0.4750

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	Coven ants
NBSVAR004	03/04/1996	01/03/2026	Paid	03/04/1996			100.00	0.1	No valuatio	03/04/1996	No

									n required		
--	--	--	--	--	--	--	--	--	---------------	--	--

Loan Fees

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

3.1.3 Loan Details 2

Ref No	Status	Start Date	Type	Amount	O/standing	Repayment Terms	Terms of Loan	Purpose	Details	Ref Rate	Margi n / All- in Rate
NBSVAR005	Live	03/04/1996	Variable Rate Loan	225.7	81.9	Fully Amortising	Yes	Affordable Housing Development		LIBOR 3 month	0.4750

3.1.4 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
NBSVAR005	03/01/1997	03/12/2026	Paid	03/01/1997			100.00	0.1	No	03/01/1997	No

										valuation n required		
--	--	--	--	--	--	--	--	--	--	----------------------------	--	--

Loan Fees

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

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
TRARBS001	Royal Bank of Scotland plc	Live	226.6	31/05/1994	31/05/2024	0.0	36.4					No

Chargeholder	
Security Trustee	Yes

Facility Fees

		Details
Arrangement Fees	Y	
Non-Utilisation Fees	N	
Other Fees	Y	legal and valuation

Additional Lenders

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-in Rate
RBSVAR001	Live	31/05/1994	Variable Rate Loan	108.6	15.9	Fully Amortising	Yes	Affordable Housing Development		Base	0.6000

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

RBSVAR001	15/06/1994	15/05/2024	Paid	15/06/1994			100.00	0.1	No valuation required	15/06/1994	No
-----------	------------	------------	------	------------	--	--	--------	-----	-----------------------	------------	----

Loan Fees

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

4.1.3 Loan Details 2

Ref No	Status	Start Date	Type	Amount	O/standing	Repayment Terms	Terms of Loan	Purpose	Details	Ref Rate	Margin / All-in Rate
RBSVAR002	Live	31/05/1994	Variable Rate Loan	68.0	11.9	Fully Amortising	Yes	Affordable Housing Development		Base	0.6000

4.1.4 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			
RBSVAR002	15/06/1994	15/05/2024	Paid	15/06/1994			100.00	0.1	No valuation required	15/06/1994	No

Loan Fees

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

4.1.5 Loan Details 3

Ref No	Status	Start Date	Type	Amount	O/standing	Repayment Terms	Terms of Loan	Purpose	Details	Ref Rate	Margin / All-in Rate
RBSVAR003	Live	31/05/1994	Variable Rate Loan	50.0	8.6	Fully Amortising	Yes	Office development		Base	0.6000

4.1.6 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			
RBSVAR003	15/06/1994	15/05/2024	Paid	15/06/1994			100.00	0.1	No valuation required	15/06/1994	No

Loan Fees

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

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
TRARBS003	Royal Bank of Scotland plc	Live	441.6	15/06/2000	15/06/2030	0.0	155.6					No

Chargeholder	
---------------------	--

Security Trustee	Yes
-------------------------	-----

Facility Fees

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

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
RBSVAR006	Live	15/06/2000	Variable Rate Loan	441.6	155.6	Fully Amortising	Yes	Affordable Housing Development		Base	0.6000

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
RBSVAR006	15/06/2000	15/05/2030	Paid	15/06/2000			100.00	0.1	No valuation required	15/06/2000	No

Loan Fees

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

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
TRARBS006	Royal Bank of Scotland plc	Live	1,394.0	29/08/2003	29/08/2033	0.0	949.5					No

Chargeholder	
Security Trustee	Yes

Facility Fees

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

Facility Comments

--

6.1.1 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
RBSVAR009	Live	29/08/2003	Variable Rate Loan	697.0	476.2	Fully Amortising	Yes	Affordable Housing Development		LIBOR 3 month	0.6000

6.1.2 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
RBSVAR009	29/11/2003	29/08/2033	Paid	29/11/2003			100.00	0.1	No valuation required	29/08/2003	Yes

Loan Fees

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

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
RBSVAR009	1	Net Worth	<=0.25	Annually	20/09/2018	0.11
How is it calculated?		all borrowed monies divided by share capital plus reserves plus capital grants				

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
-------------	----------	------------------	----------------	---------------------	---------------------	----------------

RBSVAR009	2	Operating Surplus	>=100%	Annually	20/09/2018	7296%
How is it calculated?		operating surplus plus depreciation on properties plus major repairs spend covered by designated reserves divided by borrowing costs paid plus repayments on gross borrowings				

6.1.3 Loan Details 2

Ref No	Status	Start Date	Type	Amount	O/standing	Repayment Terms	Terms of Loan	Purpose	Details	Ref Rate	Margin / All-in Rate
RBSVAR010	Live	29/08/2003	Variable Rate Loan	697.0	473.3	Fully Amortising	Yes	Affordable Housing Development		LIBOR 3 month	0.6000

6.1.4 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
RBSVAR010	29/11/2003	29/08/2033	Paid	29/11/2003			100.00	0.1	No valuation required	29/08/2003	Yes

Loan Fees

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

6.1.4.1.1 Covenant Detail 1

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
RBSVAR010	1	Net Worth	<=0.25	Annually	20/09/2018	0.11
How is it calculated?		borrowed monies divided by share capital plus reserves plus capital grants				

6.1.4.1.2 Covenant Detail 2

Loan Ref No	Seq. No.	Type of Covenant	Required Level	Reporting frequency	Date of last report	Level Achieved
RBSVAR010	2	Operating Surplus	>=100%	Annually	20/09/2018	7296%
How is it calculated?		operating surplus plus property depreciation plus major repairs spend covered by designated reserves divided by borrowing costs paid plus repayments on gross borrowings				