

SHAP - 30-year Business Plan

Properties	Units/Bedspaces
Properties purchased via grant	0
Properties purchased via DCC capital	14
Properties leased in	0
Total properties	14

Expenditure	
Debt repayment	£8,076 pppa
Leases in	£0 pppa
Repairs and maintenance	£800 pppa
Management	£1,000 pppa

Lifecycle	
Kitchen	£7,112
Bathroom	£4,572
Windows	£2,794
Heating	£8,002
Roof	£3,302
Wiring	£1,727

Income	
Rent	£4,557 pppa
Void	2% pppa
EHB	£0 pppa
EHB claim rate	0% pa

Inflation	
CPI	2% average (applies to both EHB & Rent Income)
RPI	3% average

Key
Updated - see tabs/working papers
As per previously agreed assumptions
Amended to identify breakeven rent required

	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	Year11	Year12	Year13	Year14	Year15	Year16	Year17	Year18	Year19	Year20	Year21	Year22	Year23	Year24	Year25	Year26	Year27	Year28	Year29	Year30	Cumulative
Debt repayment (internal)	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£113,058	£3,391,738	
Leases in	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Repairs and maintenance	£11,200	£11,536	£11,882	£12,239	£12,606	£12,984	£13,373	£13,775	£14,188	£14,613	£15,052	£15,503	£15,969	£16,448	£16,941	£17,449	£17,973	£18,512	£19,067	£19,639	£20,228	£20,835	£21,460	£22,104	£22,767	£23,450	£24,154	£24,878	£25,625	£26,394	£532,845
Lifecycle	£0	£0	£0	£0	£100,903	£0	£0	£0	£0	£110,301	£0	£0	£0	£0	£210,660	£0	£0	£0	£0	£145,382	£0	£0	£0	£166,908	£0	£0	£0	£0	£318,771	£1,052,925	
Management	£14,000	£14,420	£14,853	£15,298	£15,757	£16,230	£16,717	£17,218	£17,735	£18,267	£18,815	£19,379	£19,961	£20,559	£21,176	£21,812	£22,466	£23,140	£23,834	£24,549	£25,286	£26,044	£26,825	£27,630	£28,459	£29,313	£30,192	£31,098	£32,031	£32,992	£666,056
Overall costs	£138,258	£139,014	£139,793	£140,595	£242,323	£142,272	£143,148	£144,051	£144,981	£256,239	£146,925	£147,941	£148,987	£150,065	£361,835	£152,319	£153,497	£154,710	£155,959	£302,628	£158,572	£159,937	£161,344	£162,792	£331,192	£165,821	£167,404	£169,034	£170,714	£491,215	£5,643,563
Rental income	-£145,819	-£148,736	-£151,710	-£154,745	-£157,840	-£160,996	-£164,216	-£167,501	-£170,851	-£174,268	-£177,753	-£181,308	-£184,934	-£188,633	-£192,406	-£196,254	-£200,179	-£204,182	-£208,266	-£212,431	-£216,680	-£221,014	-£225,434	-£229,942	-£234,541	-£239,232	-£244,017	-£248,897	-£253,875	-£258,953	-£5,915,612
Voids	£2,916	£2,975	£3,034	£3,095	£3,157	£3,220	£3,284	£3,350	£3,417	£3,485	£3,555	£3,626	£3,699	£3,773	£3,848	£3,925	£4,004	£4,084	£4,165	£4,249	£4,334	£4,420	£4,509	£4,599	£4,691	£4,785	£4,880	£4,978	£5,078	£5,179	£118,312
Enhanced Housing Benefit																															£0
Net rental income	-£142,903	-£145,761	-£148,676	-£151,650	-£154,683	-£157,776	-£160,932	-£164,151	-£167,434	-£170,782	-£174,198	-£177,682	-£181,236	-£184,860	-£188,557	-£192,329	-£196,175	-£200,099	-£204,101	-£208,183	-£212,346	-£216,593	-£220,925	-£225,344	-£229,850	-£234,448	-£239,136	-£243,919	-£248,798	-£253,774	-£5,797,300
Net costs	-£4,645	-£6,747	-£8,884	-£11,055	£87,641	-£15,505	-£17,784	-£20,100	-£22,453	£85,457	-£27,273	-£29,741	-£32,248	-£34,795	£173,278	-£40,010	-£42,679	-£45,389	-£48,141	£94,446	-£53,774	-£56,656	-£59,581	-£62,551	£101,342	-£68,626	-£71,732	-£74,885	-£78,084	£237,441	-£153,737
Reserve balance	-£4,645	-£11,392	-£20,276	-£31,331	£56,310	£40,805	£23,021	£2,921	-£19,532	£65,925	£38,652	£8,910	-£23,338	-£58,133	£115,144	£75,135	£32,456	-£12,933	-£61,075	£33,371	-£20,403	-£77,059	-£136,641	-£199,192	-£97,850	-£166,477	-£238,209	-£313,094	-£391,178	-£153,737	
01-Apr-23	£0																														

	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	Year11	Year12	Year13	Year14	Year15	Year16	Year17	Year18	Year19	Year20	Year21	Year22	Year23	Year24	Year25	Year26	Year27	Year28	Year29	Year30	Refurbs per property per 30 years	Avg Frequency (per X years)	
Kitchen					4.67					4.67					4.67					4.67					4.67					4.67	28.00	2	15
Bathroom					4.67					4.67					4.67					4.67					4.67					4.67	28.00	2	15
Windows															7.00															7.00	14.00	1	30
Heating					3.50					3.50					3.50						3.50					3.50				3.50	21.00	1.5	20
Roof															7.00														7.00	14.00	1	30	
Wiring															7.00														7.00	14.00	1	30	