

ANNEXE 1

Business Plan Assumptions

	Original Business Plan	2013-2014 Onwards
WAVERLEY ASSUMPTIONS		
Estimated housing stock	4,889	4,872
Inflation	3.5%	
Contracts (CPI)		2.7%
Energy and Rents(RPI)		3.2%
Staff 2013-2014		2%
2014-2015		1%
2015-16 onwards		2%
	0.50%	
Rental income growth		0.50%
Stock growth through new homes programme 2014-15		25 units
	4.0%	
Average interest rate on borrowing		3.0%
	133	
Stock Loss through right-to-buys over the life of the Business Plan		140
	2014-15	
Decent homes backlog programme target completion		31/3/2014
	2.0%	
Percentage of voids assumed		2.0%
	0.3%	
Provision for bad debts 2018-2019 onwards		0.3% £25k/year

WAVERLEY HOUSING REVENUE ACCOUNT - 30 - YEAR BUSINESS PLAN
Updated 2013-14

£'000	2012	2013	2014	2015	2016	2017	2018	2019	2020
INCOME									
1 Dwelling Rent income (net of subsidy penalty)	25,815	27,332	28,029	29,109	30,225	31,382	32,576	34,484	35,092
2 Garage rents	303	314	326	338	350	363	377	391	405
3 Service Charges	298	298	306	314	323	332	340	350	359
4 Costs recovered	287	272	282	291	302	312	323	334	346
5 Other Income	262	300	262	262	262	262	202	207	213
COSTS									
6 Housing Management	-4,602	-4,331	-4,771	-4,884	-4,999	-5,117	-5,238	-5,361	-5,488
7 Maintenance	-3,753	-3,904	-4,090	-4,000	-3,330	-3,413	-3,628	-3,690	-3,766
8 Contribution to HRA Revenue Reserve	-6,211	-6,559	-6,541	-6,734	-6,932	-7,138	-7,350	-7,568	-7,794
9 Other Costs	-643	-577	-588	-599	-611	-624	-636	-649	-662
10 Excess of income over running costs	11,756	13,236	13,214	14,098	15,590	16,360	16,967	18,498	18,706
11 Interest	5,820	5,829	5,820	5,820	5,820	5,796	5,742	5,672	5,587
12 Transfer to Stock Improvement	2,943	3,455	3,604	4,139	4,866	3,508	3,727	4,270	4,375
13 Transfer to New Build	2,943	3,455	3,604	4,139	4,866	3,508	3,727	4,270	4,375
14 Principal repayment						3,487	3,708	4,223	4,303
15 Debt management	50	50	50	50	50	50	50	50	50
16 Rent Equalisation Reserve		209	136	-50	-12	11	13	13	15
	11,756	13,236	13,214	14,098	15,590	16,360	16,967	18,498	18,706
17 Loan brought forward	192,035	192,035	192,035	192,035	192,035	192,035	188,548	184,840	180,617
18 Loan carried forward	192,035	192,035	192,035	192,035	192,035	188,548	184,840	180,617	176,314
Surplus before reserves/debt repay	-5,886	-7,357	-7,344	-8,228	-9,720	-10,514	-11,175	-12,776	-13,069
19 Amount available for regeneration/ new build	(5,886)	(7,344)	(7,289)	(8,176)	(9,668)	(7,016)	(7,455)	(8,540)	(8,751)

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WAVERLEY HOUSING REVENUE ACCOUNT -
Updated 2013-14

£'000	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
INCOME										
1 Dwelling Rent income (net of subsidy penalty)	36,410	37,771	39,183	41,401	42,049	43,560	45,125	46,746	48,426	51,166
2 Garage rents	420	436	452	468	486	504	522	542	562	582
3 Service Charges	369	379	389	399	410	421	433	444	456	469
4 Costs recovered	358	371	384	397	411	425	440	456	472	488
5 Other Income	219	225	231	237	243	250	257	264	271	278
COSTS										
6 Housing Management	-5,618	-5,751	-5,887	-6,026	-6,169	-6,316	-6,466	-6,619	-6,777	-6,938
7 Maintenance	-3,550	-3,637	-3,736	-3,984	-3,969	-4,165	-4,165	-4,226	-4,519	-4,355
8 Contribution to HRA Revenue Reserve	-7,258	-7,499	-7,747	-8,004	-8,270	-8,543	-8,826	-9,118	-9,419	-9,730
9 Other Costs	-675	-688	-702	-716	-731	-745	-760	-775	-791	-807
10 Excess of income over running costs	20,676	21,606	22,566	24,172	24,462	25,392	26,560	27,714	28,681	31,153
11 Interest	5,484	5,328	5,116	4,873	4,601	4,307	3,982	3,625	3,238	2,809
12 Transfer to Stock Improvement	5,070	4,106	4,409	4,870	5,001	5,303	5,666	6,032	6,365	7,067
13 Transfer to New Build	5,070	4,106	4,409	4,870	5,001	5,303	5,666	6,032	6,365	7,067
14 Principal repayment	4,984	7,998	8,561	9,485	9,780	10,399	11,166	11,942	12,627	14,124
15 Debt management	50	50	50	50	50	50	50	50	50	50
16 Rent Equalisation Reserve	18	19	22	24	28	30	31	33	36	37
	20,676	21,606	22,566	24,172	24,462	25,392	26,560	27,714	28,681	31,153
17 Loan brought forward	176,314	171,330	163,332	154,771	145,286	135,506	125,107	113,941	101,999	89,372
18 Loan carried forward	171,330	163,332	154,771	145,286	135,506	125,107	113,941	101,999	89,372	75,248
Surplus before reserves/debt repay	-15,142	-16,228	-17,400	-19,249	-19,811	-21,035	-22,528	-24,039	-25,393	-28,294
19 Amount available for regeneration/ new build	(10,140)	(8,211)	(8,817)	(9,740)	(10,003)	(10,606)	(11,331)	(12,063)	(12,730)	(14,133)
Year	10	11	12	13	14	15	16	17	18	19

WAVERLEY HOUSING REVENUE ACCOUNT -
Updated 2013-14

£'000	2031	2022-31	2032	2033	2034	2035	2036
INCOME							
1 Dwelling Rent income (net of subsidy penalty)	51,968	447,395	53,835	55,768	57,772	59,847	61,996
2 Garage rents	604	5,157	626	650	674	699	724
3 Service Charges	481	4,282	494	508	521	536	550
4 Costs recovered	505	4,349	523	541	560	580	600
5 Other Income	286	2,541	293	301	309	318	326
COSTS							
6 Housing Management	-7,103	-64,050	-7,272	-7,446	-7,623	-7,805	-7,992
7 Maintenance	-4,380	-41,134	-4,561	-4,668	-5,023	-4,911	-5,051
8 Contribution to HRA Revenue Reserve	-10,052	-87,209	-10,383	-10,725	-11,078	-11,443	-11,819
9 Other Costs	-823	-7,538	-839	-856	-873	-891	-908
10 Excess of income over running costs	31,487	263,793	32,716	34,073	35,239	36,929	38,427
11 Interest	2,342	40,221	1,847	1,315	748	314	174
12 Transfer to Stock Improvement	7,247	56,065	7,662	8,118	8,547	14,145	19,101
13 Transfer to New Build	7,247	56,065	7,662	8,118	8,547	14,145	19,101
14 Principal repayment	14,561	110,643	15,455	16,432	17,307	8,255	0
15 Debt management	50	500	50	50	50	50	50
16 Rent Equalisation Reserve	40	299	41	41	41	21	
	31,487	263,793	32,716	34,073	35,239	36,929	38,427
17 Loan brought forward	75,248	75,248	60,687	45,232	28,800	11,493	3,238
18 Loan carried forward	60,687	45,232	45,232	28,800	11,493	3,238	3,238
Surplus before reserves/debt repay	-29,095	-223,072	-30,819	-32,708	-34,441	-36,565	-38,203
19 Amount available for regeneration/ new build	(14,494)	(112,130)	(15,324)	(16,235)	(17,093)	(28,289)	(38,203)
Year	20	20	21	22	23	24	25

WAVERLEY HOUSING REVENUE ACCOUNT -
Updated 2013-14

£'000	2037	2038	2039	2040	2041
INCOME					
1 Dwelling Rent income (net of subsidy penalty)	64,223	66,530	68,919	71,394	75,458
2 Garage rents	751	779	808	838	869
3 Service Charges	565	580	596	612	628
4 Costs recovered	621	643	665	689	713
5 Other Income	305	313	322	330	339
COSTS					
6 Housing Management	-8,183	-8,379	-8,579	-8,785	-8,996
7 Maintenance	-5,191	-5,460	-5,623	-5,765	-6,037
8 Contribution to HRA Revenue Reserve	-12,207	-12,608	-13,022	-13,448	-13,889
9 Other Costs	-926	-945	-964	-983	-1,003
10 Excess of income over running costs	39,957	41,454	43,122	44,882	48,083
11 Interest	174	174	174	87	0
12 Transfer to Stock Improvement	19,867	20,615	21,449	20,753	24,017
13 Transfer to New Build	19,867	20,615	21,449	20,753	24,017
14 Principal repayment	0			3,238	
15 Debt management	50	50	50	50	50
16 Rent Equalisation Reserve					
	39,957	41,454	43,122	44,882	48,083
17 Loan brought forward	3,238	3,238	3,238	3,238	0
18 Loan carried forward	3,238	3,238	3,238	0	0
Surplus before reserves/debt repay	-39,734	-41,230	-42,898	-44,745	-48,033
19 Amount available for regeneration/ new build	(39,734)	(41,230)	(42,898)	(41,507)	(48,033)
Year	26	27	28	29	30

Housing Revenue Account
Revenue Estimates 2013/2014

Landlord Services

Ref. No.	2011/2012 Actual (1)	2012/2013 Estimate (2)	Details	2013/2014 Estimate (3)	Direct Costs (4)	Support Costs (5)
Housing Revenue Account Summary						
	£	£		£	£	£
			Expenditure			
			Premises			
1	4,038,364	4,445,730	Contribution to R & M Fund	4,493,460	4,310,340	183,120
			Administration			
			Supervision and Management			
2	2,808,885	2,763,350	- General	2,599,060	1,327,890	1,271,170
3	425,851	463,190	- Special	555,270	478,220	77,050
4	444,537	444,310	'Back-Funded' pension contributions	444,310	444,310	
			Capital Charges			
5	3,861,519	5,521,000	Depreciation	120,000	120,000	
6	26,440	30,060	Capital Work Expenses	33,210	11,510	21,700
			Special Items			
			Pay Award and Living Wage	74,000	74,000	
7	-	50,000	Inflation Provision	29,420	29,420	
8	50,000	25,000	Bad Debts Provision	25,000	25,000	
9	50,000	50,000	Uninsured Loss Reserve	50,000	50,000	
10	46,929	35,000	Revenue cost of IT improvements	10,000	10,000	
11	11,752,525	13,827,640	Total Expenditure	8,433,730	6,880,690	1,553,040
			Income			
12	25,064,903	26,524,710	Gross Rents	27,859,790	27,859,790	
13	279,728	303,000	Garage Rents	314,210	314,210	
14	85,740	74,200	Other Income	111,000	111,000	
15	25,430,371	26,901,910	Total Income	28,285,000	28,285,000	-
		70,000	Target Reduction - Vacancy factor	70,000	70,000	
16	(13,677,846)	(13,144,270)	Net Cost of Services	(19,921,270)	(21,474,310)	1,553,040
17	287,767	7,842,000	Capital Finance	5,879,330	5,879,330	
18	(17,544)	(10,000)	Interest receivable	(70,200)	(70,200)	
19	(13,407,623)	(5,312,270)	Net Operating Expenditure	(14,112,140)	(15,665,180)	1,553,040
			Appropriations			
20	(134,178)	(80,000)	From major repairs reserve additional depc'n	(120,000)	(120,000)	
21	36,936	39,400	Transitional Funding of Support Costs	27,000	27,000	
22	12,646,471	629,130	Negative housing subsidy/Rebates Cont'n.	527,370	527,370	
23		1,976,870	Transfer to Stock Improvement	3,455,000	3,455,000	
24		1,976,870	Transfer to New Build	3,455,000	3,455,000	
			Transfer to rent Equalisation Reserve	209,160	209,160	
25	776,450	770,000	Contribution to Capital Expenditure	6,395,000	6,395,000	
26	(£81,944)	£0	(Surplus)/Deficit in Year	(163,610)	(£1,716,650)	£1,553,040
Statement of Working Balance						
27	1,669,450	1,836,394	Balance Brought Forward	1,836,394	1,836,394	
28	85,000		Supplementary Estimates		-	
29	81,944	-	Contribution (to)/from Revenue Expenditure	163,610	163,610	
30	£1,836,394	£1,836,394	Balance Carried Forward	£2,000,004		

EXPLANATORY NOTES

- Line 5** This payment represents the cost of backfunded pensions for HRA staff. The total Council payment to Surrey County Council is shown on page 79 in the Non-Distributed Costs budget Line 4. The ongoing cost of pensions arising from current service is contained within the employee budgets for each element of the service.
- Line 6** Includes £5,441,000 for the contribution to the Major Repairs Reserve. Under self-financing this has been included in the Regulations on a transitional basis to allow local authorities time to develop a component-based approach to depreciation.
- Line 12** Includes rent increase of 3.7% plus up to £2

Landlord Services

Ref. No.	2011/2012 Actual (1)	2012/2013 Estimate (2)	Codes	Details	2013/2014 Estimate (3)	Direct Costs (4)	Support Costs (5)
Repairs and Maintenance Fund Main Code H2000							
	£	£			£	£	£
			1000s	Employees			
1	499,050	538,530		Housing	481,480	370,140	111,340
2		14,740		Planning	-		
3	12,830	5,870		Democratic & Legal	2,880		2,880
4	31,480	29,460		Finance	25,410		25,410
5	543,360	588,600		Total Staff Recharges	509,770	370,140	139,630
			1100s	Premises			
6	2,310,400	2,000,000	1104	Responsive Repairs and Voids	2,126,780	2,126,780	
7	886,469	1,600,000	1104	Cyclical Maintenance	1,636,190	1,636,190	
	206,974	201,100	1340	Management Surveys	140,780	140,780	
			1300s	Supplies and Services			
8	2,147	6,000	1302-12	Equipment, Tools and Materials	5,050	5,050	
9	5,394	2,500	1332	Printing	9,500	9,500	
10	1,499	2,250	1337	Books and Publications	2,250	2,250	
11	75,118	18,500	1344	Consultants Fees	18,500	18,500	
12	3,835	4,500	1345	Out of Hours Emergency Service	4,500	4,500	
13	2,561	2,500	1351-3	Telephones	2,500	2,500	
14	1,950	3,000	1386	Advertising	3,000	3,000	
15	750	1,000	1399	Company Searches	1,000	1,000	
16	66	150	1399	Sundry	150	150	
			1600s	Support Costs			
17	3,050	-	1600	Locality Offices			
18	48,090	40,630	1600	Computer Cost Recharge	43,490		43,490
19	4,091,661	4,470,730		Gross Service Expenditure	4,503,460	4,320,340	183,120
20	4,091,661	4,470,730		Total Gross Expenditure	4,503,460	4,320,340	183,120
			2000s	Income			
21	53,297	25,000	2300	Contributions from Tenants	10,000	10,000	
22	4,038,364	4,445,730		Contribution from HRA	4,493,460	4,310,340	183,120
23	4,091,661	4,470,730		Total Income	4,503,460	4,320,340	183,120
24				Contribution (to)/from balances			
25	£0	£0		Net Cost	£0	£0	£0
				Memorandum Statement of R & M Working Balance			
26	363,062	363,062		Balance Brought Forward	363,062		
27				Contribution (to)/from Revenue Exp			
28	£363,062	£363,062		Balance Carried Forward	£363,062		

Landlord Services

Ref. No.	2011/2012 Actual (1)	2012/2013 Estimate (2)	Codes	Details	2013/2014 Estimate (3)	Direct Costs (4)	Support Costs (5)
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Supervision and Management General Main Code H4001

	£	£			£	£	£
			1000s	Employees			
1	1,642,290	1,620,930		Housing	1,400,020	993,760	406,260
2	47,190	37,970		Democratic & Legal	44,980		44,980
3	3,060	4,630		Planning	5,240	4,440	800
4	169,550	186,420		Finance	153,630		153,630
5	15,660	18,150		Office and IT	70,110		70,110
6	1,390	1,410		Environment	1,400		1,400
7	590	600		Community Services	590		590
8	1,879,730	1,870,110		Total Staff Recharges	1,675,970	998,200	677,770
9	42,703	47,320	1050s	Former Employee Costs	49,990		49,990
			1100s	Premises			
10	23,463	28,000	1131-2	Hired and Contracted Services	28,760	28,760	
11	10,446	10,000	1176	Council Tax/Business Rates	10,200	10,200	
12	118,616	117,000	1191	Insurances	125,200	125,200	
			1300s	Supplies and Services			
13	1,396	4,000	1302-5	Equipment and Furniture	4,000	4,000	
14	16,431	17,000	1332	Printing	19,500	19,500	
15	352	250	1337	Books and Publications	250	250	
16	10,059	10,000	1341	Legal Expenses	10,000	10,000	
17	3,595		1343	Property Fees		-	
18	23,060	17,500	1344	Consultants Fees	15,100	15,100	
19	11,348	6,000	1345	Hired and Contracted Services	7,100	7,100	
20	9,625	6,000	1345	Annual stock valuation Fee	6,000	6,000	
21	1,282	2,000	1351-3	Telephones	2,000	2,000	
22	12,068	12,000	1354	Postages	13,400	13,400	
23	26,800	30,000	1371	Transfer Grants	30,000	30,000	
24	1,953	2,000	1387	Subscriptions	2,000	2,000	
25			1393	Health & Safety	2,550	2,550	
26	135	1,000	1395	Other Supplies	1,000	1,000	
27	46,006	7,500	1399	Assisted removals and decants	7,500	7,500	
28	102,072	33,000	1399	Compensation(including home loss	33,000	33,000	
29	9,171	9,500	1399	Vulnerable Tenant Support	9,500	9,500	
				Special Items			
30	16,244	15,500	H4005	Tenants' Panel Expenses:	15,500	15,500	
31	10,586	8,000	H4006	Social Inclusion	8,000	8,000	
32	14,905	25,000	H4007	Tenant Participation	25,000	25,000	
33	14,915	40,000	H2112	Community Safety/Estate Man'g't	41,080	41,080	
34		30,000	H4001	Management Projects	30,000	30,000	
35	7,493	7,500	H4008	Benchmarking costs	9,900	9,900	
37			H4999	Waverley Families	8,370	8,370	

Landlord Services

Ref. No.	2011/2012 Actual (1)	2012/2013 Estimate (2)	Codes	Details	2013/2014 Estimate (3)	Direct Costs (4)	Support Costs (5)
Supervision and Management General (Continued)							
Main Code H4001							
	£	£			£	£	£
			1600s	Support Costs			
38	24,600	24,960	1600	Democratic Representation	25,250		25,250
39	4,330		1600	Locality Offices			
40	100,990	97,700	1600	Computer Cost Recharge	98,810		98,810
41	346,290	388,090	1600	Corporate Costs	387,520		387,520
				<u>Recharge from:-</u>			
43	26,180	30,420	R1011	Financial Expenses	31,830		31,830
44	2,916,843	2,897,350		Gross Expenditure	2,734,280	1,463,110	1,271,170
			2000s	Income			
45			2,100	Contributions & Grants received	29,670	29,670	
46	3,354	2,000	2300	Services supplied	2,000	2,000	
47	32,752	40,000	2350	Service Charges	40,000	40,000	
48	53,186	60,000	2704	Rents	58,550	58,550	
49	15,136	-	2903	Re-imbursments			
50	3,530	2,000	2905	Income Share			
51		30,000	2906	Contributions	5,000	5,000	
52	107,958	134,000		Total Income	135,220	135,220	-
53	£2,808,885	£2,763,350		Net Cost to Revenue Account	£2,599,060	£1,327,890	£1,271,170

Landlord Services

Ref. No.	2011/2012 Actual (1)	2012/2013 Estimate (2)	Codes	Details	2013/2014 Estimate (3)	Direct Costs (4)	Support Costs (5)
Supervision and Management Special Main Code H5001							
	£	£			£	£	£
			1000s	Employees			
1	246,920	260,430		Housing	236,220	206,320	29,900
2	14,180	10,890		Finance	9,100		9,100
3	5,700	1,750		Organisational Development	3,380		3,380
4				Democratic & Legal Services	5,260		5,260
5	1,460	1,500		Environmental Services	1,490		1,490
6	49,850	50,260		Community	74,650	48,690	25,960
7	318,110	324,830		Total Staff Recharges	330,100	255,010	75,090
8				One-Off' Staff Costs			
			1100s	Premises			
9		3,000	1121	Fixtures and Fittings	3,000	3,000	
10	160,220	141,000	1131-2	Hired and Contracted Services	174,520	174,520	
11	104,915	137,000	1163	Electricity	143,880	143,880	
12	21,206	35,000	1163	Landlord's lighting	36,120	36,120	
13	152,360	143,000	1164	Gas	147,580	147,580	
14	38,956	40,000	1176	Council Tax	40,800	40,800	
15	3,474	3,000	1178	Water Services	3,000	3,000	
16	80,405	80,000	1181	Cleaners Wages	80,000	80,000	
17	7,232	6,000	1182	Cleaning Materials	6,000	6,000	
18	21,929	21,000	1184	Contract Cleaning	21,570	21,570	
19	6,702	7,000	1185	Window Cleaning	7,390	7,390	
20	1,244	12,500	1188	Cesspool Emptying	2,500	2,500	
21	12,236	11,700	1191	Insurances	12,200	12,200	
			1300s	Supplies and Services			
22	20,334	20,000	1302-5	Equipment and Furniture	20,000	20,000	
23	105	200	1332	Printing	200	200	
24			1341	Legal Fees		-	
25	2,411	6,000	1345	Contracted Services	6,000	6,000	
26	4,151	9,810	1351-3	Telephones	9,810	9,810	
27	1,310	1,250	1389	Television Services	1,250	1,250	
28		170	1391	Insurances	170	170	
29	1,681	1,250	1399	Miscellaneous Expenses	1,250	1,250	
			1503	Supporting People contingency	49,140	49,140	
			1600s	Support Costs			
30	40	-	1600	Locality Office			
31	1,930	2,350	1600	Computer Cost Recharge	1,960		1,960
32	960,950	1,006,060		Gross Expenditure	1,098,440	1,021,390	77,050
			2000s	Income			
33	6,603	7,600	2300	Fees and Charges	7,600	7,600	
34			2320	Facilities Supplied	300	300	
35	3,886	15,000	2705	Rents	15,000	15,000	
36			2300	Telephones			
37	266,666	262,000		Central Heating	262,000	262,000	
38	257,944	258,270		Service Charges	258,270	258,270	
39	535,100	542,870		Total Income	543,170	543,170	-
40	£425,851	£463,190		Net Cost to Revenue Account	£555,270	£478,220	£77,050

Landlord Services

Ref. No.	2011/2012 Actual (1)	2012/2013 Estimate (2)	Codes	Details	2013/2014 Estimate (3)	Direct Costs (4)	Support Costs (5)
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Capital Work Expenses Main Code H1010

	£	£			£	£	£
			1000s	Employees			
1	15,790	15,810		Housing	18,590	8,010	10,580
2	1,040	4,560		Democratic & Legal Services	4,710		4,710
3	6,460	6,190		Finance Services	6,410		6,410
4	23,290	26,560		Total Staff Recharges	29,710	8,010	21,700
			1300s	Supplies and Services			
5	3,150	3,500	1391	Insurances	3,500	3,500	
6	26,440	30,060		Gross Expenditure	33,210	11,510	21,700
7	£26,440	£30,060		Net Cost to Revenue Account	£33,210	£11,510	£21,700

Other Income Main Code H1000

	£	£			£	£	£
			2000s	Income			
1			2705	Solar Panel Roof rental	30,000	30,000	
2	76,982	74,000	2905	Water Rate Commission	81,000	81,000	
3	8,501			Miscellaneous Income			
				Interest			
4	257	200	2410	Mortgagors	200	200	
5	£85,740	£74,200		Net Cost to Revenue Account	£111,200	£111,200	£0

Exchequer Subsidies Main Code H1000

	£	£			£	£	£
			2000s	Income			
1	(12,646,471)	(629,130)		Housing Subsidy/Rebates contribu	0	0	
2	(£12,646,471)	(£629,130)		Net Cost to Revenue Account	£0	£0	£0

Rent Options 2013-14

	%	Available Income	5 Year Position*	10 Year Position*	Impact of the 2013-14 rent increase on the 30-year Business Plan	
<i>Business Plan (RPI + 1/2%)</i>	<i>average 4%</i>	27,577,000	37,953,000	79,363,000	523 million investment	
Flat 3.5% increase	3.50%	27,292,250	37,491,000	75,310,000	-59 million	
Flat 3.7% increase(Oct RPI + 1/2%)	3.70%	27,317,990	38,014,000	78,127,000	-15 million	
Flat 3.75% increase	3.75%	27,324,440	38,134,000	78,837,000	-3 million	
Flat 3.7% increase(Oct RPI + 1/2%)(Includes up to £2/week if below historical target rent)	3.70%	27,332,420	38,022,000	78,135,000	-15 million) shows the impact of up to £2
Flat 3.75% increase (Includes up to £2/week if below historical target rent)	3.75%	27,362,440	38,148,000	78,851,000	-3 million) for one year, 2013-14 only
Flat 4% increase	4.00%	27,346,800	38,781,000	81,579,000	+55 million	

* Funds for investment into New Affordable homes and Stock improvement

Notes

- 1) 2012-13 Rent Increase Oct RPI + 1/2% = 5.9% average
- 2) 2013-14 is a 53 week year
- 3) There are 620 properties currently below target rent. The addition of up to £2 per week per property (as per original formula) gives a gross weekly increase of £1240, which would result in a net additional income of £38,000 in 2013-14 (after subsidy penalty)
- 4) The addition of up to £2 per property adds 0.2% to the average percentage increase.
- 5) The additional up to £2 per property results in a total increase of between £4.86 and , £8.19 with a percentage increase range of 3.95% to 6.13%
- 6) 402 of the properties below target rent have tenants in receipt of full/partial benefit

In 2012-13	
4214	are at target rent or above
36	Within £1 of target rent
142	Within £2 of target rent
75	Within £3 of target rent
10	Within £4 of target rent
244	between £6-£10 of target rent
101	between £10-20 of target rent
12	between £20-45 of target rent
<u>4834</u>	