

Assumptions

Appendix 1 (continued)

- All rents to decrease by 1%, this changes the average rent to £77.41 per week (over 52 weeks)
- Twenty properties sold during 19/20
- Average of 12 void properties
- Affordable rents to decrease by 1%, moving the average rent to £109.67 per week (over 52 weeks)
- Garage rents to remain to remain at £11.10
- Garage ground rents proposal to increase from £225 to £250 per annum
- Income generated from HRA retail units expected to reduce slightly due to forecast under-occupancy
- Base pay increase of 2% , however with the revised pay structure, pay at lower SCPs can increase from anything from 2% to 7%, this is in addition to an increase in FTEs in Tenancy from a recent restructure
- Cost of Goods and Services has reduced due to the following: a lower contribution being made to the Housing Maintenance Fund; this is in addition to a rationalisation of the works budgets for 19/20 has reduced the requirements on some larger areas within the works programme; budgeted £250k for feasibility study
- HRA cash balances forecast to generate greater return based upon 2018/19 performance
- PWLB debt repayments, based on the nature of the borrowing, is £2.645m, however the make-up for 19/20 shows interest payments of £1.069m a reduction of £46k on 18/19. We will pay to the General Fund £48k of interest on internal borrowing
- £796k contribution to the Housing Maintenance Fund to be made.
- Recharges to increase by £124k

Assumptions

6000 CAPITAL CHARGES	£000
MRP for capital financing (Well Park)	60
Depreciation	2,000
Depreciation Reversal	(2,000)
PWLB loan MRP	916
	<u>976</u>
SHO34 HRA Transfer to/from EMR	
Surplus amount	796
Renewable energy surplus	139
Affordable Rent surplus	72
Loan Premium Deficit	693
	<u>1,700</u>
PWLB LOAN	
Principal repaid	1,609
Principal accounted for	(916)
Loan Premium deficit	<u>693</u>