

## Assumptions

## Appendix 5

- All rents to increase up to a maximum of 2.7% subject to rent caps
- Twenty properties sold during 20/21
- Average of 19 void properties
- Affordable rents to increase subject to the market rent cap (to an average of £113.59 per week (over 52 weeks)
- Garage rents to increase by 50p per week, to £11.60 (based on a 48 week year)
- Garage ground rents proposal to increase from £250 to £275 per annum
- Income generated from HRA retail units expected to remain at current levels
- Base pay increase of 2% also planned salary increase to cover future projects work circa £173k
- Cost of Goods and Services has increased due to an increased contribution being made to the Housing Maintenance Fund
- Returns on external invested cash balances forecast to be lower on 20/21 (£33k)
- PWLB debt repayments, based on the nature of the borrowing, is £2.645m, however the make-up for 20/21 shows interest payments of £0.975m a reduction of £94k on 19/20. We have budgeted to fund a capital project from borrowing, estimate of interest in 20/21 £89k. We will pay to the General Fund £46k of interest on internal borrowing
- £1.079m contribution to the Housing Maintenance Fund to be made.
- Recharges (in) to increase by £85k

### Assumptions

<b>6000 CAPITAL CHARGES</b>	<b>£000</b>
MRP for capital financing (Well Park)	39
Depreciation	2,000
Depreciation Reversal	(2,000)
PWLB loan MRP	916
	<u>955</u>

<b>SHO34 HRA Transfer to/from EMR</b>	
Surplus amount	1,079
Renewable energy surplus	139
Affordable Rent surplus	87
Loan Premium Deficit	706
	<u>2,011</u>

<b>PWLB LOAN</b>	
Principal repaid	1,622
Principal accounted for	916
Loan Premium deficit	706