

Annex D - Appendix Di - Financial Appraisal T4 Valuation Cashflows

VALUATION CASHFLOWS

		Rental and Service Charge Income										Management and Service Costs					
Year	Year	Rental Income £'000	Service And Support Charge Income £'000	Void Losses £'000	Bad Debts £'000	Net Rental & Service Charge Income £'000	Garage Rents and parking £'000	Hostel Rents £'000	Commer cial Rents £'000	Ground rents/Sh eltered chg £'000	Other Rechg Income £'000	Total non-rent income £'000	Total Income £'000	Housing Managemen t £'000	Services £'000	Rates/Eff iciencies £'000	Gross mgt cost £'000
1	2017/18	63,696	5,296	-1,240	-3,101	64,650	1,003	388	1,362	1,204	11,529	15,485	80,136	-27,194	-7,715	1,403	-33,506
2	2018/19	61,912	5,359	-1,209	-3,023	63,039	1,003	392	1,362	1,204	11,529	15,489	78,528	-27,030	-7,710	1,683	-33,057
3	2019/20	61,273	5,522	-1,201	-3,002	62,592	1,003	396	1,362	1,204	11,529	15,493	78,086	-27,050	-7,711	2,283	-32,477
4	2020/21	60,706	5,472	-1,190	-2,974	62,014	1,003	400	1,362	1,204	11,529	15,497	77,511	-27,050	-7,711	2,309	-32,452
5	2021/22	61,307	5,527	-1,202	-3,004	62,629	1,003	404	1,362	1,204	11,529	15,501	78,130	-27,050	-7,711	2,334	-32,426
6	2022/23	61,914	5,582	-1,213	-3,034	63,249	1,003	408	1,362	1,204	10,502	14,479	77,727	-27,050	-7,711	2,360	-32,401
7	2023/24	62,528	5,638	-1,225	-3,064	63,877	1,003	412	1,362	1,204	10,502	14,483	78,359	-27,050	-7,711	2,386	-32,374
8	2024/25	64,362	5,804	-1,261	-3,154	65,751	1,003	416	1,362	1,204	10,502	14,487	80,238	-27,050	-7,711	2,413	-32,348
9	2025/26	63,776	5,752	-1,250	-3,125	65,153	1,003	420	1,362	1,204	10,502	14,491	79,644	-27,050	-7,711	2,440	-32,321
10	2026/27	64,412	5,809	-1,262	-3,156	65,802	1,003	424	1,362	1,204	10,502	14,495	80,297	-27,050	-7,711	2,467	-32,294
11	2027/28	65,053	5,867	-1,275	-3,188	66,458	1,003	428	1,362	1,204	8,602	12,599	79,057	-27,050	-7,711	2,494	-32,267
12	2028/29	65,702	5,926	-1,288	-3,219	67,120	1,003	433	1,362	1,204	8,602	12,604	79,724	-27,050	-7,711	2,521	-32,239
13	2029/30	66,356	5,985	-1,301	-3,251	67,789	1,003	437	1,362	1,204	8,602	12,608	80,397	-27,050	-7,711	2,549	-32,211
14	2030/31	68,306	6,161	-1,339	-3,347	69,782	1,003	441	1,362	1,204	8,602	12,612	82,394	-27,050	-7,711	2,577	-32,183
15	2031/32	67,686	6,105	-1,327	-3,317	69,148	1,003	446	1,362	1,204	8,602	12,617	81,765	-27,050	-7,711	2,606	-32,155
16	2032/33	68,362	6,166	-1,340	-3,350	69,839	1,003	450	1,362	1,204	8,971	12,990	82,829	-27,050	-7,711	2,635	-32,126
17	2033/34	69,045	6,228	-1,353	-3,383	70,536	1,003	455	1,362	1,204	8,971	12,994	83,531	-27,050	-7,711	2,664	-32,097
18	2034/35	69,734	6,290	-1,367	-3,417	71,241	1,003	459	1,362	1,204	8,971	12,999	84,239	-27,050	-7,711	2,693	-32,068
19	2035/36	71,785	6,475	-1,407	-3,518	73,336	1,003	464	1,362	1,204	8,971	13,004	86,339	-27,050	-7,711	2,723	-32,038
20	2036/37	71,134	6,417	-1,394	-3,486	72,670	1,003	469	1,362	1,204	8,971	13,008	85,679	-27,050	-7,711	2,753	-32,008
21	2037/38	71,844	6,481	-1,408	-3,520	73,396	1,003	473	1,362	1,204	10,073	14,115	87,511	-27,050	-7,711	2,783	-31,978
22	2038/39	72,561	6,546	-1,422	-3,556	74,129	1,003	478	1,362	1,204	10,073	14,119	88,249	-27,050	-7,711	2,814	-31,947
23	2039/40	73,286	6,611	-1,436	-3,591	74,870	1,003	483	1,362	1,204	10,073	14,124	88,994	-27,050	-7,711	2,844	-31,916
24	2040/41	74,018	6,677	-1,451	-3,627	75,617	1,003	488	1,362	1,204	10,073	14,129	89,747	-27,050	-7,711	2,876	-31,885
25	2041/42	76,195	6,874	-1,494	-3,734	77,841	1,003	492	1,362	1,204	10,073	14,134	91,975	-27,050	-7,711	2,907	-31,853
26	2042/43	75,504	6,812	-1,480	-3,700	77,136	1,003	497	1,362	1,204	8,627	12,693	89,829	-27,050	-7,711	2,939	-31,822
27	2043/44	76,258	6,880	-1,495	-3,737	77,906	1,003	502	1,362	1,204	8,627	12,698	90,604	-27,050	-7,711	2,971	-31,789
28	2044/45	77,020	6,949	-1,510	-3,774	78,684	1,003	507	1,362	1,204	8,627	12,703	91,388	-27,050	-7,711	3,004	-31,757
29	2045/46	77,789	7,018	-1,525	-3,812	79,470	1,003	512	1,362	1,204	8,627	12,708	92,179	-27,050	-7,711	3,037	-31,724
30	2046/47	78,566	7,088	-1,540	-3,850	80,264	1,003	518	1,362	1,204	8,627	12,713	92,978	-27,050	-7,711	3,070	-31,691

Annual cashflows assuming no inflation, but only "real" increases or decreases to current annual income and expenditure

**Annex D - Appendix
VALUATION
CASHFLOWS**

APPENDIX D(i)

Repairs and Maintenance Costs

Year	Year	Responsible £'000	Cyclical £'000	Planned Maintenance £'000	Catch Up Repairs £'000	Improvements £'000	Related Assets £'000	Disabled Adaptations £'000	Exceptional £'000	Total R&M cost £'000	Total Spend £'000	Net Cashflow Before Funding £'000
1	2017/18	-14,173	-4,326	-24,504	-128	-248	-345	-813	-10,347	-54,883	-88,389	(8,253)
2	2018/19	-14,173	-4,326	-24,626	-128	-249	-347	-817	-10,399	-55,065	-88,122	(9,594)
3	2019/20	-14,173	-4,326	-24,749	-129	-250	-349	-821	-10,451	-55,248	-87,725	(9,640)
4	2020/21	-14,173	-4,326	-24,873	-129	-252	-350	-825	-10,503	-55,432	-87,884	(10,372)
5	2021/22	-14,173	-4,326	-24,997	-130	-253	-352	-829	-10,556	-55,616	-88,043	(9,913)
6	2022/23	-14,173	-4,326	-19,701	0	0	-349	-833	-8,299	-47,680	-80,081	(2,353)
7	2023/24	-14,173	-4,326	-19,799	0	0	-350	-838	-8,340	-47,826	-80,201	(1,841)
8	2024/25	-14,244	-4,347	-19,898	0	0	-352	-842	-8,382	-48,065	-80,413	(175)
9	2025/26	-14,315	-4,369	-19,998	0	0	-354	-846	-8,424	-48,306	-80,627	(983)
10	2026/27	-14,386	-4,391	-20,098	0	0	-356	-850	-8,466	-48,547	-80,841	(544)
11	2027/28	-14,458	-4,413	-21,459	0	0	-290	-855	-4,402	-45,877	-78,144	914
12	2028/29	-14,531	-4,435	-21,567	0	0	-291	-859	-4,424	-46,106	-78,345	1,379
13	2029/30	-14,603	-4,457	-21,674	0	0	-293	-863	-4,446	-46,337	-78,548	1,849
14	2030/31	-14,676	-4,480	-21,783	0	0	-294	-867	-4,468	-46,568	-78,752	3,643
15	2031/32	-14,750	-4,502	-21,892	0	0	-296	-872	-4,490	-46,801	-78,956	2,809
16	2032/33	-14,824	-4,524	-17,572	0	0	-183	-1,001	-5,110	-43,215	-75,341	7,488
17	2033/34	-14,898	-4,547	-17,660	0	0	-184	-1,006	-5,136	-43,431	-75,528	8,003
18	2034/35	-14,972	-4,570	-17,749	0	0	-185	-1,011	-5,162	-43,648	-75,716	8,524
19	2035/36	-15,047	-4,593	-17,837	0	0	-186	-1,016	-5,187	-43,866	-75,904	10,435
20	2036/37	-15,122	-4,616	-17,927	0	0	-187	-1,021	-5,213	-44,086	-76,094	9,585
21	2037/38	-15,198	-4,639	-32,492	0	0	-209	-1,027	-5,240	-58,804	-90,781	(3,270)
22	2038/39	-15,274	-4,662	-32,655	0	0	-210	-1,032	-5,266	-59,098	-91,045	(2,796)
23	2039/40	-15,350	-4,685	-32,818	0	0	-211	-1,037	-5,292	-59,393	-91,309	(2,315)
24	2040/41	-15,427	-4,709	-32,982	0	0	-212	-1,042	-5,318	-59,690	-91,575	(1,829)
25	2041/42	-15,504	-4,732	-33,147	0	0	-213	-1,047	-5,345	-59,989	-91,842	133
26	2042/43	-15,582	-4,756	-19,616	0	0	-280	-1,052	-4,928	-46,215	-78,036	11,793
27	2043/44	-15,659	-4,780	-19,714	0	0	-282	-1,058	-4,953	-46,446	-78,235	12,369
28	2044/45	-15,738	-4,803	-19,813	0	0	-283	-1,063	-4,978	-46,678	-78,435	12,953
29	2045/46	-15,816	-4,827	-19,912	0	0	-285	-1,068	-5,003	-46,911	-78,635	13,543
30	2046/47	-15,896	-4,852	-20,012	0	0	-286	-1,074	-5,028	-47,146	-78,837	14,141

Expenditure exceeds income due to reduction in rent and high investment costs