

**Annex D - Appendix Diii - Financial Appraisal T4 Business Plan Cas  
BUSINESS PLAN  
CONSOLIDATED**

**APPENDIX D(iii)**

**APPENDIX D(iii)**

**Rental and Service Charge Income**

**Management and Service Costs**

**Repairs and Maintenance Costs**

Year	Year	Net											Management and Service Costs					Repairs and Maintenance Costs					
		Rental Income £'000	Service Charge Income £'000	Void Losses £'000	Bad Debts £'000	Rental & Service Charge Income £'000	Garage Rents and parking £'000	Hostel Rents £'000	Commer cial Rents £'000	Groud rents/ shelterd chg £'000	Other rechg Income £'000	Total Income £'000	Housing Managemen t £'000	Services £'000	Rates/ efficiency £'000	Responsive £'000	Cyclical £'000	Planned Maintenanc e £'000	Catch Up Repairs £'000	Improve ments £'000	Related Assets £'000	Disabled Adaptatio ns £'000	Exceptio nal extensive £'000
1	2017/18	63,696	5,296	(1,240)	(3,101)	64,650	1,003	388	1,362	1,204	15,769	84,376	(29,904)	(8,875)	1,403	(14,173)	(4,326)	(24,504)	(128)	(248)	(345)	(813)	(10,347)
2	2018/19	63,059	5,455	(1,232)	(3,079)	64,202	1,021	399	1,386	1,226	16,053	84,287	(30,261)	(9,029)	1,713	(14,428)	(4,404)	(25,067)	(130)	(254)	(353)	(832)	(10,585)
3	2019/20	63,629	5,726	(1,247)	(3,117)	64,991	1,041	410	1,412	1,249	16,358	85,462	(30,859)	(9,201)	2,367	(14,702)	(4,487)	(25,669)	(134)	(260)	(362)	(852)	(10,839)
4	2020/21	64,288	5,787	(1,260)	(3,149)	65,666	1,062	423	1,441	1,274	16,686	86,550	(31,476)	(9,385)	2,441	(14,996)	(4,577)	(26,311)	(137)	(266)	(371)	(873)	(11,110)
5	2021/22	66,211	5,960	(1,297)	(3,244)	67,630	1,083	435	1,470	1,299	17,019	88,936	(32,106)	(9,573)	2,517	(15,296)	(4,669)	(26,968)	(140)	(273)	(380)	(895)	(11,388)
6	2022/23	68,190	6,139	(1,336)	(3,341)	69,652	1,104	448	1,499	1,325	16,230	90,259	(32,748)	(9,764)	2,595	(15,602)	(4,762)	(21,677)	0	0	(384)	(917)	(9,131)
7	2023/24	70,230	6,323	(1,376)	(3,441)	71,737	1,127	462	1,529	1,352	16,554	92,760	(33,403)	(9,959)	2,676	(15,914)	(4,857)	(22,219)	0	0	(393)	(940)	(9,360)
8	2024/25	73,723	6,638	(1,445)	(3,612)	75,304	1,149	476	1,559	1,379	16,885	96,752	(34,071)	(10,159)	2,759	(16,312)	(4,979)	(22,774)	0	0	(403)	(963)	(9,594)
9	2025/26	74,498	6,708	(1,460)	(3,650)	76,097	1,172	490	1,591	1,406	17,223	97,979	(34,753)	(10,362)	2,845	(16,720)	(5,103)	(23,344)	0	0	(413)	(988)	(9,833)
10	2026/27	76,730	6,910	(1,504)	(3,759)	78,377	1,195	505	1,622	1,435	17,567	100,701	(35,448)	(10,569)	2,933	(17,138)	(5,231)	(23,927)	0	0	(424)	(1,012)	(10,079)
11	2027/28	79,029	7,117	(1,549)	(3,872)	80,726	1,219	520	1,655	1,463	15,609	101,192	(36,157)	(10,780)	3,024	(17,566)	(5,361)	(26,057)	0	0	(352)	(1,038)	(5,345)
12	2028/29	81,397	7,331	(1,595)	(3,988)	83,145	1,244	535	1,688	1,492	15,922	104,026	(36,880)	(10,996)	3,118	(18,005)	(5,496)	(26,708)	0	0	(361)	(1,064)	(5,478)
13	2029/30	83,836	7,550	(1,643)	(4,107)	85,636	1,269	551	1,722	1,522	16,240	106,940	(37,617)	(11,216)	3,215	(18,455)	(5,633)	(27,376)	0	0	(370)	(1,090)	(5,615)
14	2030/31	88,009	7,927	(1,725)	(4,312)	89,899	1,294	568	1,756	1,553	16,565	111,634	(38,370)	(11,440)	3,315	(18,917)	(5,774)	(28,060)	0	0	(379)	(1,117)	(5,756)
15	2031/32	88,937	8,010	(1,743)	(4,357)	90,847	1,320	585	1,791	1,584	16,896	113,023	(39,137)	(11,669)	3,418	(19,390)	(5,918)	(28,762)	0	0	(388)	(1,145)	(5,900)
16	2032/33	91,604	8,251	(1,795)	(4,488)	93,571	1,346	602	1,827	1,615	17,729	116,691	(39,920)	(11,902)	3,524	(19,874)	(6,066)	(28,547)	0	0	(245)	(1,342)	(6,848)
17	2033/34	94,350	8,498	(1,849)	(4,623)	96,377	1,373	621	1,864	1,648	18,083	119,965	(40,718)	(12,141)	3,633	(20,371)	(6,218)	(24,135)	0	0	(251)	(1,375)	(7,019)
18	2034/35	97,179	8,753	(1,905)	(4,761)	99,267	1,401	639	1,901	1,681	18,445	123,333	(41,533)	(12,383)	3,746	(20,881)	(6,373)	(24,739)	0	0	(257)	(1,410)	(7,195)
19	2035/36	102,018	9,189	(1,999)	(4,998)	104,209	1,429	658	1,939	1,714	18,814	128,764	(42,363)	(12,631)	3,862	(21,403)	(6,532)	(25,357)	0	0	(264)	(1,445)	(7,374)
20	2036/37	103,095	9,286	(2,020)	(5,051)	105,309	1,457	678	1,978	1,749	19,190	130,361	(43,210)	(12,884)	3,982	(21,938)	(6,696)	(25,991)	0	0	(271)	(1,481)	(7,559)
21	2037/38	106,186	9,565	(2,081)	(5,203)	108,467	1,486	698	2,017	1,784	21,207	135,659	(44,075)	(13,141)	4,105	(22,486)	(6,863)	(48,047)	0	0	(309)	(1,518)	(7,748)
22	2038/39	109,370	9,852	(2,143)	(5,359)	111,720	1,516	719	2,058	1,819	21,631	139,463	(44,956)	(13,404)	4,233	(23,048)	(7,035)	(49,248)	0	0	(316)	(1,556)	(7,941)
23	2039/40	112,650	10,147	(2,208)	(5,519)	115,070	1,546	741	2,099	1,856	22,063	143,375	(45,855)	(13,672)	4,364	(23,624)	(7,211)	(50,479)	0	0	(324)	(1,595)	(8,140)
24	2040/41	116,028	10,452	(2,274)	(5,685)	118,521	1,577	763	2,141	1,893	22,505	147,399	(46,772)	(13,946)	4,499	(24,215)	(7,391)	(51,741)	0	0	(332)	(1,635)	(8,343)
25	2041/42	121,805	10,972	(2,387)	(5,968)	124,422	1,609	786	2,184	1,931	22,955	153,886	(47,708)	(14,225)	4,639	(24,820)	(7,576)	(53,035)	0	0	(341)	(1,676)	(8,552)
26	2042/43	123,091	11,088	(2,412)	(6,031)	125,736	1,641	810	2,227	1,969	21,049	153,432	(48,662)	(14,509)	4,782	(25,441)	(7,765)	(32,010)	0	0	(457)	(1,717)	(8,042)
27	2043/44	126,782	11,421	(2,485)	(6,212)	129,506	1,674	834	2,272	2,009	21,470	157,765	(49,635)	(14,799)	4,930	(26,077)	(7,959)	(32,811)	0	0	(469)	(1,760)	(8,243)
28	2044/45	130,584	11,763	(2,559)	(6,398)	133,390	1,707	859	2,317	2,049	21,899	162,222	(50,628)	(15,095)	5,083	(26,729)	(8,158)	(33,631)	0	0	(481)	(1,804)	(8,449)
29	2045/46	134,500	12,116	(2,636)	(6,590)	137,390	1,742	885	2,364	2,090	22,337	166,808	(51,640)	(15,397)	5,240	(27,397)	(8,362)	(34,472)	0	0	(493)	(1,849)	(8,660)
30	2046/47	138,534	12,480	(2,715)	(6,788)	141,511	1,776	911	2,411	2,132	22,784	171,525	(52,673)	(15,705)	5,403	(28,082)	(8,571)	(35,334)	0	0	(505)	(1,896)	(8,877)
31	2047/48	145,432	13,101	(2,850)	(7,126)	148,558	1,812	939	2,459	2,174	24,545	180,487	(53,727)	(16,019)	5,570	(28,784)	(8,785)	(48,860)	0	0	(456)	(1,943)	(9,508)
32	2048/49	146,968	13,240	(2,880)	(7,201)	150,126	1,848	967	2,508	2,218	24,903	182,570	(54,801)	(16,340)	5,742	(29,504)	(9,005)	(48,786)	0	0	(474)	(1,992)	(9,704)
33	2049/50	151,375	13,637	(2,967)	(7,417)	154,628	1,885	996	2,558	2,262	25,252	187,581	(55,897)	(16,666)	5,920	(30,241)	(9,230)	(48,544)	0	0	(493)	(2,041)	(9,899)
34	2050/51	155,915	14,046	(3,056)	(7,639)	159,266	1,923	1,026	2,610	2,307	25,589	192,720	(57,015)	(17,000)	6,103	(30,997)	(9,461)	(48,111)	0	0	(513)	(2,092)	(10,093)
35	2051/52	160,591	14,467	(3,147)	(7,869)	164,042	1,961	1,056	2,662	2,353	25,913	197,988	(58,156)	(17,340)	6,291	(31,772)	(9,697)	(47,456)	0	0	(535)	(2,145)	(10,286)
36	2052/53	165,407	14,901	(3,242)	(8,105)	168,962	2,000	1,088	2,715	2,401	26,220	203,386	(59,319)	(17,686)	6,486	(32,567)	(9,940)	(46,548)	0	0	(559)	(2,198)	(10,475)
37	2053/54	170,367	15,349	(3,339)	(8,348)	174,029	2,041	1,121	2,769	2,449	26,802	209,210	(60,505)	(18,040)	6,687	(33,381)	(10,188)	(48,283)	0	0	(570)	(2,253)	(10,755)
38	2054/55	175,476	15,809	(3,439)	(8,598)	179,248	2,081	1,154	2,825	2,498	27,402	215,208	(61,715)	(18,401)	6,893	(34,215)	(10,443)	(50,133)	0	0	(581)	(2,310)	(11,045)
39	2055/56	180,739	16,283	(3,542)	(8,856)	184,624	2,123	1,189	2,881	2,547	28,022	221,386	(62,949)	(18,769)	7,106	(35,071)	(10,704)	(52,113)	0	0	(592)	(2,367)	(11,345)
40	2056/57	186,159	16,772	(3,649)	(9,122)	190,161	2,165	1,225	2,939	2,598	28,663	227,751	(64,208)	(19,144)	7,326	(35,947)	(10,972)	(54,234)	0	0	(603)	(2,427)	(11,655)

Business plan cashflows now include inflation and funding costs on page 3 of this item

Annex D - Appendix  
BUSINESS PLAN  
CONSOLIDATED

APPENDIX D(iii)

Funding Fees and Interest

Year	Year	Total Spend £'000	Net Cashflow £'000	Net Cashflow Before Funding £'000	Arrangement Fees £'000	Commitment Fees £'000	Annual Fees £'000	Interest Receivable £'000	Interest Payable £'000	Purchase Price / Dowry £'000	Net Loan Drawdown / (Repayment ) for Period £'000	Increase / (Decrease ) in Cash Balances £'000	Opening Balance Cash / (Overdraft) £'000	Closing Balance Cash / (Overdraft) £'000	Closing Loans Balance £'000
1	2017/18	(92,259)	(7,883)	(7,883)	(1,188)	(600)	(20)	0	(261)	0	9,951	0	0	0	9,951
2	2018/19	(93,630)	(9,343)	(9,343)	0	(525)	(20)	0	(786)	0	10,674	0	0	0	20,625
3	2019/20	(94,997)	(9,535)	(9,535)	0	(445)	(21)	0	(1,393)	0	11,394	0	0	0	32,020
4	2020/21	(97,061)	(10,511)	(10,511)	0	(354)	(21)	0	(2,085)	0	12,971	0	0	0	44,991
5	2021/22	(99,170)	(10,234)	(10,234)	0	(261)	(22)	0	(2,804)	0	13,320	0	0	0	58,311
6	2022/23	(92,390)	(2,131)	(2,131)	0	(346)	(22)	0	(3,483)	0	5,981	0	0	0	64,293
7	2023/24	(94,370)	(1,610)	(1,610)	0	(291)	(22)	0	(3,818)	0	5,742	0	0	0	70,034
8	2024/25	(96,496)	257	257	0	(252)	(23)	0	(4,100)	0	4,118	0	0	0	74,153
9	2025/26	(98,670)	(692)	(692)	0	(202)	(23)	0	(4,369)	0	5,286	0	0	0	79,439
10	2026/27	(100,894)	(193)	(193)	0	(154)	(24)	0	(4,665)	0	5,035	0	0	0	84,474
11	2027/28	(99,631)	1,561	1,561	0	0	(24)	0	(4,909)	0	3,372	(0)	0	0	87,846
12	2028/29	(101,869)	2,157	2,157	0	0	(25)	0	(5,089)	0	2,957	0	0	0	90,803
13	2029/30	(104,157)	2,783	2,783	0	0	(25)	0	(5,244)	0	2,486	0	0	0	93,289
14	2030/31	(106,498)	5,137	5,137	0	0	(26)	0	(5,321)	0	210	(0)	0	0	93,499
15	2031/32	(108,891)	4,132	4,132	0	0	(26)	0	(5,363)	0	1,257	0	0	0	94,756
16	2032/33	(106,220)	10,471	10,471	0	0	(27)	0	(5,250)	0	(5,194)	0	0	0	89,562
17	2033/34	(108,595)	11,370	11,370	0	0	(27)	0	(4,919)	0	(6,424)	(0)	0	0	83,138
18	2034/35	(111,024)	12,310	12,310	0	0	(28)	0	(4,515)	0	(7,767)	0	0	0	75,371
19	2035/36	(113,507)	15,257	15,257	0	0	(28)	0	(3,973)	0	(11,255)	0	0	0	64,116
20	2036/37	(116,047)	14,315	14,315	0	0	(29)	0	(3,341)	0	(10,945)	0	0	0	53,172
21	2037/38	(140,081)	(4,422)	(4,422)	0	0	(30)	0	(3,248)	0	7,699	0	0	0	60,871
22	2038/39	(143,272)	(3,809)	(3,809)	0	0	(30)	0	(3,682)	0	7,521	0	0	0	68,393
23	2039/40	(146,537)	(3,162)	(3,162)	0	0	(31)	0	(4,104)	0	7,297	0	0	0	75,689
24	2040/41	(149,877)	(2,477)	(2,477)	0	0	(31)	0	(4,512)	0	7,021	0	0	0	82,710
25	2041/42	(153,293)	593	593	0	0	(32)	0	(4,834)	0	4,272	0	0	0	86,982
26	2042/43	(133,822)	19,610	19,610	0	0	(33)	0	(4,527)	0	(15,051)	0	0	0	71,931
27	2043/44	(136,823)	20,941	20,941	0	0	(33)	0	(3,605)	0	(17,303)	0	0	0	54,628
28	2044/45	(139,892)	22,330	22,330	0	0	(34)	0	(2,549)	0	(19,747)	0	0	0	34,881
29	2045/46	(143,031)	23,777	23,777	0	0	(35)	0	(1,349)	0	(22,394)	0	0	0	12,488
30	2046/47	(146,240)	25,285	25,285	0	0	0	228	(366)	0	(12,488)	12,659	0	12,659	-0
31	2047/48	(162,514)	17,973	17,973	0	0	0	771	0	0	0	18,744	12,659	31,403	-0
32	2048/49	(164,863)	17,707	17,707	0	0	0	1,434	0	0	0	19,140	31,403	50,543	-0
33	2049/50	(167,094)	20,488	20,488	0	0	0	2,165	0	0	0	22,653	50,543	73,196	-0
34	2050/51	(169,180)	23,540	23,540	0	0	0	3,026	0	0	0	26,566	73,196	99,762	-0
35	2051/52	(171,095)	26,893	26,893	0	0	0	4,032	0	0	0	30,925	99,762	130,688	-0
36	2052/53	(172,805)	30,581	30,581	0	0	0	5,199	0	0	0	35,780	130,688	166,468	-0
37	2053/54	(177,289)	31,921	31,921	0	0	0	6,498	0	0	0	38,419	166,468	204,886	-0
38	2054/55	(181,950)	33,257	33,257	0	0	0	7,890	0	0	0	41,147	204,886	246,034	-0
39	2055/56	(186,804)	34,583	34,583	0	0	0	9,379	0	0	0	43,962	246,034	289,995	-0
40	2056/57	(191,865)	35,887	35,887	0	0	0	10,968	0	0	0	46,855	289,995	336,850	-0

Purchase price =  
Nil

Peak debt in Yr 15

Loan repaid in yr  
30