

## Appendix 1 - Business Plan Financial Framework (BPFF)

Performance Measure	Dec '13 Business Plan Base Assumption 2014/15	Apr '14 BPFF Year End Assumption 2014/15	Latest Assumption 2014/15	Projected Variances 2014/15 Fav. / (Adv.) £'000	Projected Variances over 5 Years 2018/19 Fav. / (Adv.) £'000	Projected Variances as at Year 50 2062/63 Fav. / (Adv.) £'000
Total of variances brought forward from 2013/14 Year End BPFF				2,198	(6,704)	(34,439)
Average Net Management Cost per Home	£1,013	£1,049	£1,118	(342)	(1,984)	(79,833)
Average Revenue Repairs & Maintenance Costs per Home	£896	£891	£887	20	103	(25,215)
Average Capital Maintenance Cost per Home	£956	£956	£834	668	267	(67,839)
<i>excluding slippage</i>	£0	£83	£83	0	0	0
<i>slippage from 2013/14</i>	£0	£0	-£8	44	0	0
<i>slippage to 2015/16</i>						
<i>TOTAL</i>	£956	£1,039	£909	712	267	(67,839)
Bad Debts as a % of Gross Rents	1.27%	1.27%	1.27%	0	172	592
Void Rent Loss as a % of Gross Rents	0.70%	0.70%	0.60%	25	27	92
Rents set in line with Central Government formulas	£90.24	£88.29	£88.29	0	0	0
Void Homes moved to Formula Rent during 2014/15	400	200	170	(5)	(43)	(627)
No. of Garages Demolished for redevelopment	21	90	130	(3)	(34)	(134)
No. of Right-To-Buy Sales	22	22	22	0	0	0
Construction / Acquisition of New Homes (Specific schemes)						
Redevelopment of Fetherston Court area	76	76	81	7,668	(3,181)	(4,073)
Repurchase of Ex-Council Homes	0	0	1	(170)	(162)	45
Acquisitions SW Warwick	0	0	21	(1,580)	(2,099)	8,772
<i>TOTAL</i>	76	76	103	5,918	(5,442)	4,744
Interest Rate on HRA Balances	0.63%	0.63%	0.70%	15	0	88
Interest Rate on HRA Debt	3.50%	3.50%	3.50%	0	0	0
<b>OVERALL EFFECT OF ALL CHANGES ABOVE</b>				<b>8,538</b>	<b>(13,638)</b>	<b>(202,571)</b>