

Section 1 - Income

Year	RPI Sept	RPI	April	Rent Increase	Garage & Parking Spaces
2013/14	2012	2.60%	2013	4.62%	2.60%
2014/15	2013	3.30%	2014	5.43%	3.30%
2015/16	2014	3.00%	2015	5.19%	3.00%
2016/17	2015	2.80%	2016	4.01%	2.80%
2017/18	2016	2.50%	2017	3.41%	2.50%
2018/19	2017	2.50%	2017	3.23%	2.50%
2019/20	2018	2.50%	2018	3.12%	2.50%
2020/21	2019	2.50%	2019	3.06%	2.50%
2021/22	2020	2.50%	2020	3.03%	2.50%
2022/23 to 2042/43	2021 to 2041	2.50%	2021 to 2041	3.00%	2.50%

Section 2 - Expenditure

Year	Base RPI	Additional Provision Management	Additional Provision Repairs	Additional Provision Major Works
2013/14		Included in Base Budgets		
2014/15	3.00%	0.00%	1.00%	1.00%
2015/16	2.80%	0.00%	1.00%	1.00%
2016/17	2.50%	0.00%	1.00%	1.00%
2017/18	2.50%	0.00%	1.00%	1.00%
2018/19	2.50%	0.00%	1.00%	1.00%
2019/20 to 2042/43	2.50%	0.00%	1.00%	1.00%

The additional provision for the Modern Facilities and the Safe, Wind & Weather Tight major works programmes has been increased to 2% from year 10. This is to further mitigate the effect of any changes in contract prices.

Section 3 - Stock

Year	Opening Stock 01/04/2013	Right to Buy	Estate Regeneration (Reductions)	Estate Regeneration (Additions)	Closing Stock
2013/14	16,821	(50)	0	0	16,771
2014/15	16,771	(50)	(121)	0	16,600
2015/16	16,600	(50)	0	80	16,630
2016/17	16,630	(50)	(92)	79	16,567
2017/18	16,567	(50)	0	53	16,570

Section 4 - Borrowing

Year	New Loans	Average Interest Rate	Interest on Investments
2013/14	3.00%	3.38%	0.33%
2014/15	3.50%	3.37%	0.33%
2015/16	3.50%	3.38%	0.33%
2016/17	4.50%	3.43%	0.33%
2017/18	5.50%	3.48%	0.33%
2018/19	6.00%	3.52%	0.33%
2019/20	6.00%	3.66%	0.33%

Section 5 - Other

Debt Cap £199,619,201

Borrowing headroom at 1/4/12 £32,026,611

Debt can be repaid over 30 years and the business plan makes provision for this.

Actual debt will be repaid over 50 years because of the treasury decisions on borrowing periods.

Provision for Voids loss 1.71% of rent income per annum

Provision for Bad Debts 1.00% of rent income per annum.