

IMPACT ON OVERALL FINANCIAL POSITION OF DIFFERENT SCENARIOS

Scenario	Description	HRA Impact £000	GF Impact £000	Overall Impact £000	Change in HRA impact £000	Change in GF impact £000	Change in overall impact £000
	Base Case	-8,049	-36	-8,085			
1	Redevelop Dewsbury Court	-7,897	80	-7,817	152	116	268
2	Refurbish shops and Ark	-8,670	-36	-8,706	-621	0	-621
3	No development of Frogs Copse	-7,779	-306	-8,085	270	-270	0
4	Higher code for sustainable homes	-23,596	-1,576	-25,172	-15,547	-1,540	-17,087
5	50% of social housing at target rent	-10,702	-1,250	-11,952	-2,653	-1,214	-3,867
6	100% of social housing at target rent	-10,702	-5,247	-15,949	-2,653	-5,211	-7,864
7	Growth in costs and values	-4,342	294	-4,048	3,707	330	4,037
8	Interest costs plus 0.5%	-8,254	-50	-8,304	-205	-14	-219

Notes

The figures for scenario 4 showing a higher code for sustainable homes render the regeneration unviable.
Scenario 5 (shown in bold) is the recommended option.