Appendix E – Scenario Assumptions

	Scenario 1	Scenario 2	Scenario 3	Scenario 4 – Base 2016-17	Scenario 5
Assumptions	-Rents -1% to 2019-20 then CPI -CPI – 2% -RPI – 2% -RTB – 200 per anum from Year 5 -Supervision & Management and Repairs Expenditure not linked to RTB sales - Capital expenditure will reduce by 10% until 2019-20 and by a further 10% for the remainder of the plan, except years 21 to 25 where there is a 50% reduction -Acquisitions until 2020-21 -Capital funding shortfall £90m -Higher value property levy £2m per anum	-Rents -1% to 2019-20 then CPI -CPI – 2% -RPI – 2% -RTB – 200 per anum from Year 5 -Supervision & Management and Repairs Expenditure not linked to RTB sales - Capital expenditure will reduce by 10% until 2019-20 and by a further 10% for the remainder of the plan, except years 21 to 25 where there is a 50% reduction -Higher value property levy £2m per anum -Capital Funding shortfall £31.5m -Higher value property levy £2m per anum	-Rents -1% to 2019-20 then CPI -CPI – 2% -RPI – as CPI +0.25% -RTB – 200 per anum from Year 5 -Supervision and Management expenditure flexed at 50% -Repairs and Maintenance expenditure (excluding disabled adaptation and garages) flexed at 100% in proportion to RTB sales. - Capital expenditure will reduce by 10% until 2019-20 and by a further 10% for the remainder of the plan, except years 21 to 25 where there is a 50% reduction -Acquisitions of £5.06m in 2017-18. -Capital Funding shortfall £3.7m -Higher value property levy £2m per anum	Rents -1% to 2019-20 then CPI -CPI – 2% -RPI – as CPI +0.25% -RTB – 200 per anum from Year 5 -Supervision and Management expenditure flexed at 50% -Repairs and Maintenance expenditure (excluding disabled adaptation and garages) flexed at 75% in proportion to RTB sales. - Capital expenditure will reduce by 10% until 2019-20 and by a further 10% for the remainder of the plan, except years 21 to 25 where there is a 50% reduction -Acquisitions of £5.06m in 2017-18. -Capital Funding shortfall £13.6m -Higher value property levy £2m per anum	-Rents -1% to 2019-20 then CPI -CPI – 2% -RPI – 2% RTB – 200 per anum from Year 5 -Supervision and Management expenditure flexed at 100% -Repairs and Maintenance expenditure (excluding disabled adaptation and garages) flexed at 100% in proportion to RTB sales. - Capital expenditure will reduce by 10% until 2019-20 and by a further 10% for the remainder of the plan, except years 21 to 25 where there is a 50% reduction -£48m spent on acquisitions until 2020-21. - £16m additional borrowing - Capital funding shortfall of £-Higher value property levy £2m per anum19.9m
Year 30 Operating Surplus/ Deficit	-£28.9m	£154.5m	£75.3m	£35.3m	£79.6m