Appendix E – Scenario Assumptions

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