

Appendix 1
Cost Model - 51 Middle Avenue, Rawmarsh

Costs	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19
Void and Structural Repair Costs	£ 53,000.00																		
Repairs and maintenance costs	£ 1,441.00	£ 1,477.03	£ 1,513.95	£ 1,551.80	£ 1,590.59	£ 1,630.36	£ 1,671.12	£ 1,712.90	£ 1,755.72	£ 1,799.61	£ 1,844.60	£ 1,890.72	£ 1,937.98	£ 1,986.43	£ 2,036.10	£ 2,087.00	£ 2,139.17	£ 2,192.65	£ 2,247.47
Management Cost	£ 100.00	£ 102.50	£ 105.06	£ 107.69	£ 110.38	£ 113.14	£ 115.97	£ 118.87	£ 121.84	£ 124.89	£ 128.01	£ 131.21	£ 134.49	£ 137.85	£ 141.30	£ 144.83	£ 148.45	£ 152.16	£ 155.97
TOTAL	£ 54,541.00	£ 1,579.53	£ 1,619.01	£ 1,659.49	£ 1,700.98	£ 1,743.50	£ 1,787.09	£ 1,831.76	£ 1,877.56	£ 1,924.50	£ 1,972.61	£ 2,021.93	£ 2,072.47	£ 2,124.29	£ 2,177.39	£ 2,231.83	£ 2,287.62	£ 2,344.81	£ 2,403.43
Accumulative Costs	£ 54,541.00	£ 56,120.53	£ 57,739.54	£ 59,399.03	£ 61,100.00	£ 62,843.50	£ 64,630.59	£ 66,462.35	£ 68,339.91	£ 70,264.41	£ 72,237.02	£ 74,258.95	£ 76,331.42	£ 78,455.71	£ 80,633.10	£ 82,864.93	£ 85,152.55	£ 87,497.36	£ 89,900.80
Income																			
Rent	£ 3,077.76	£ 3,231.65	£ 3,393.23	£ 3,562.89	£ 3,741.04	£ 3,928.09	£ 4,124.49	£ 4,330.72	£ 4,547.25	£ 4,774.62	£ 5,013.35	£ 5,264.01	£ 5,527.21	£ 5,803.58	£ 6,093.75	£ 6,398.44	£ 6,718.36	£ 7,054.28	£ 7,407.00
Accumulative Rental Income	£ 3,077.76	£ 6,309.41	£ 9,702.64	£ 13,265.53	£ 17,006.57	£ 20,934.66	£ 25,059.15	£ 29,389.87	£ 33,937.12	£ 38,711.73	£ 43,725.08	£ 48,989.10	£ 54,516.31	£ 60,319.89	£ 66,413.64	£ 72,812.08	£ 79,530.45	£ 86,584.73	£ 93,991.72
LOSS(-)/ PROFIT Property Remains in Stock	-£ 51,463.24	-£ 49,811.12	-£ 48,036.90	-£ 46,133.50	-£ 44,093.44	-£ 41,908.85	-£ 39,571.44	-£ 37,072.49	-£ 34,402.79	-£ 31,552.68	-£ 28,511.94	-£ 25,269.85	-£ 21,815.11	-£ 18,135.82	-£ 14,219.46	-£ 10,052.84	-£ 5,622.10	-£ 912.64	£ 4,090.93

Financial assumption

- 1) an yearly inflation factor of 2.5% was taken into account when calculating the repairs and maintenance cost for a 12 year period
- 2) a yearly 5% rent cap was taken into account when calculating the rent income over 12 years

Repairs & Maintenance Costs = Average cost per property.

Rent = ££ * 48 rent weeks, 5% rent cap per year

Other Factors:

Housing demand H/M/L	H
Sustainable area Y/N	Y
Regeneration Area Y/N	Y