

### Option 1

Property Number	Number of bedrooms	Price Property - Acquisition	Type of property	Property Type	Oncosts		
					Legal Fees - On Costs (£1,500 per property)	Additional Searches (500 per property)	Repair time (£2,000 per property)
1	2	£275,000	New Build	Temporary Accommodation	£1,500	£500	£2,000
2	2	£275,000	New Build	Resettlement	£1,500	£500	£2,000
3	2	£275,000	New Build	Resettlement	£1,500	£500	£2,000
4	4	£385,000	New Build	Resettlement (4+)	£1,500	£500	£2,000
<b>Total</b>	<b>10</b>	<b>£1,210,000</b>			<b>£6,000</b>	<b>£2,000</b>	<b>£8,000</b>

### Option 2

Property Number	Number of bedrooms	Price Property - Acquisition	Type of property	Property Type	Oncosts		
					Legal Fees - On Costs (£1,500 per property)	Additional Searches (500 per property)	Repair time (£2,000 per property)
1	2	£150,000	Ex-council Masionette Merlin Cres	Temporary Accommodation	£1,500	£500	£2,000
2	2	£170,000	Ex-council Flat Beacon Lane	Resettlement	£1,500	£500	£2,000
3	2	£165,000	Ex-council flat Tor Close	Resettlement	£1,500	£500	£2,000
4	4	£300,000	Ex council - Ribston Ave	Resettlement (4+)	£1,500	£500	£2,000
<b>Total</b>	<b>10</b>	<b>£785,000</b>			<b>£6,000</b>	<b>£2,000</b>	<b>£8,000</b>

Refit - Works (£5,000 per property)	Total	DLUHC Base Grant Contribution	DLUHC Base Grant and Additional New Homes	Additional Property Grant	ECC Contribution
£5,000	<b>£284,000</b>	£120,000	£124,800	£21,000	£143,000
£5,000	<b>£284,000</b>	£120,000	£124,800	£21,000	£143,000
£5,000	<b>£284,000</b>	£120,000	£126,000	£21,000	£143,000
£5,000	<b>£394,000</b>	£150,000	£156,000	£21,000	£223,000
<b>£20,000</b>	<b>£1,246,000</b>	<b>£510,000</b>	<b>£531,600</b>	<b>£84,000</b>	<b>£630,400</b>

Repair - Works	Total	DLUHC Base Grant Contribution	DLUHC Base Grant and Additional New Homes	Additional Property Grant	ECC Contribution
£20,000	<b>£174,000</b>	£120,000	N/A	£21,000	£33,000
£20,000	<b>£194,000</b>	£120,000	N/A	£21,000	£53,000
£20,000	<b>£189,000</b>	£120,000	N/A	£21,000	£48,000
£30,000	<b>£334,000</b>	£150,000	N/A	£21,000	£163,000
<b>£90,000</b>	<b>£891,000</b>	<b>£510,000</b>		<b>£84,000</b>	<b>£297,000</b>

**ASSUMING 1% ANNUAL RENTAL INCREASE**

Property	Median Market Rent	Affordable Monthly Rent Capped at LHA +£100	Affordable Weekly Rent	Annual Rent	Year 2	Year 3	Year 4	Year 5
2 Bed	£1,200	£892.83	£206.04	£10,713.96	£10,821.10	£10,929.31	£11,038.60	£11,148.99
2 Bed	£1,200	£892.83	£206.04	£10,713.96	£10,821.10	£10,929.31	£11,038.60	£11,148.99
2 Bed	£1,200	£892.83	£206.04	£10,713.96	£10,821.10	£10,929.31	£11,038.60	£11,148.99
4 Bed	£2,350	£1,396.45	£322.26	£16,757.40	£16,924.97	£17,094.22	£17,265.17	£17,437.82
<b>Rental Income Total</b>				<b>£48,899.28</b>	<b>£49,388.27</b>	<b>£49,882.16</b>	<b>£50,380.98</b>	<b>£50,884.79</b>
<b>Tech Officer</b>				£5,000	£5,100.00	£5,202.00	£5,306.04	£5,412.16
<b>Housing Officer</b>				£10,000	£10,200.00	£10,404.00	£10,612.08	£10,824.32
<b>Planned Maintenance</b>				£16,480	£16,480	£16,480	£16,480	£16,480
<b>Reactive Repairs</b>				£4,000	£4,000	£4,000	£4,000	£4,000
<b>Bad Debt and Voids @5%</b>				£2,445	£2,469	£2,494	£2,519	£2,544
<b>Oncosts Total</b>				<b>£37,925</b>	<b>£38,249</b>	<b>£38,580</b>	<b>£38,917</b>	<b>£39,261</b>
<b>Grand Total</b>				<b>£10,974.32</b>	<b>£11,138.86</b>	<b>£11,302.05</b>	<b>£11,463.81</b>	<b>£11,624.07</b>

Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
£11,260.48	£11,373.08	£11,486.82	£11,601.68	£11,717.70	£11,834.88	£11,953.23	£12,072.76	£12,193.49	£12,315.42
£11,260.48	£11,373.08	£11,486.82	£11,601.68	£11,717.70	£11,834.88	£11,953.23	£12,072.76	£12,193.49	£12,315.42
£11,260.48	£11,373.08	£11,486.82	£11,601.68	£11,717.70	£11,834.88	£11,953.23	£12,072.76	£12,193.49	£12,315.42
£17,612.20	£17,788.32	£17,966.20	£18,145.86	£18,327.32	£18,510.59	£18,695.70	£18,882.66	£19,071.48	£19,262.20
<b>£51,393.63</b>	<b>£51,907.57</b>	<b>£52,426.65</b>	<b>£52,950.91</b>	<b>£53,480.42</b>	<b>£54,015.23</b>	<b>£54,555.38</b>	<b>£55,100.93</b>	<b>£55,651.94</b>	<b>£56,208.46</b>
£5,520.40	£5,630.81	£5,743.43	£5,858.30	£5,975.46	£6,094.97	£6,216.87	£6,341.21	£6,468.03	£6,597.39
£11,040.81	£11,261.62	£11,486.86	£11,716.59	£11,950.93	£12,189.94	£12,433.74	£12,682.42	£12,936.07	£13,194.79
£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480
£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000
£2,570	£2,595	£2,621	£2,648	£2,674	£2,701	£2,728	£2,755	£2,783	£2,810
£39,611	£39,968	£40,332	£40,702	£41,080	£41,466	£41,858	£42,259	£42,667	£43,083
<b>£11,782.74</b>	<b>£11,939.76</b>	<b>£12,095.03</b>	<b>£12,248.48</b>	<b>£12,400.01</b>	<b>£12,549.55</b>	<b>£12,697.00</b>	<b>£12,842.26</b>	<b>£12,985.25</b>	<b>£13,125.86</b>

Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
£12,438.57	£12,562.96	£12,688.59	£12,815.48	£12,943.63	£13,073.07	£13,203.80	£13,335.84	£13,469.19	£13,603.89
£12,438.57	£12,562.96	£12,688.59	£12,815.48	£12,943.63	£13,073.07	£13,203.80	£13,335.84	£13,469.19	£13,603.89
£12,438.57	£12,562.96	£12,688.59	£12,815.48	£12,943.63	£13,073.07	£13,203.80	£13,335.84	£13,469.19	£13,603.89
£19,454.82	£19,649.37	£19,845.86	£20,044.32	£20,244.76	£20,447.21	£20,651.68	£20,858.20	£21,066.78	£21,277.45
<b>£56,770.55</b>	<b>£57,338.25</b>	<b>£57,911.63</b>	<b>£58,490.75</b>	<b>£59,075.66</b>	<b>£59,666.41</b>	<b>£60,263.08</b>	<b>£60,865.71</b>	<b>£61,474.37</b>	<b>£62,089.11</b>
£6,729.34	£6,863.93	£7,001.21	£7,141.23	£7,284.06	£7,429.74	£7,578.33	£7,729.90	£7,884.50	£8,042.19
£13,458.68	£13,727.86	£14,002.41	£14,282.46	£14,568.11	£14,859.47	£15,156.66	£15,459.80	£15,768.99	£16,084.37
£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480
£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000
£2,839	£2,867	£2,896	£2,925	£2,954	£2,983	£3,013	£3,043	£3,074	£3,104
£43,507	£43,939	£44,379	£44,828	£45,286	£45,753	£46,228	£46,713	£47,207	£47,711
<b>£13,263.99</b>	<b>£13,399.55</b>	<b>£13,532.43</b>	<b>£13,662.52</b>	<b>£13,789.71</b>	<b>£13,913.88</b>	<b>£14,034.93</b>	<b>£14,152.73</b>	<b>£14,267.16</b>	<b>£14,378.10</b>

Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35
£13,739.93	£13,877.32	£14,016.10	£14,156.26	£14,297.82	£14,440.80	£14,585.21	£14,731.06	£14,878.37	£15,027.15
£13,739.93	£13,877.32	£14,016.10	£14,156.26	£14,297.82	£14,440.80	£14,585.21	£14,731.06	£14,878.37	£15,027.15
£13,739.93	£13,877.32	£14,016.10	£14,156.26	£14,297.82	£14,440.80	£14,585.21	£14,731.06	£14,878.37	£15,027.15
£21,490.23	£21,705.13	£21,922.18	£22,141.40	£22,362.82	£22,586.44	£22,812.31	£23,040.43	£23,270.84	£23,503.54
<b>£62,710.00</b>	<b>£63,337.10</b>	<b>£63,970.47</b>	<b>£64,610.18</b>	<b>£65,256.28</b>	<b>£65,908.84</b>	<b>£66,567.93</b>	<b>£67,233.61</b>	<b>£67,905.95</b>	<b>£68,585.00</b>
£8,203.03	£8,367.09	£8,534.43	£8,705.12	£8,879.22	£9,056.81	£9,237.94	£9,422.70	£9,611.16	£9,803.38
£16,406.06	£16,734.18	£17,068.86	£17,410.24	£17,758.45	£18,113.62	£18,475.89	£18,845.41	£19,222.31	£19,606.76
£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480
£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000
£3,136	£3,167	£3,199	£3,231	£3,263	£3,295	£3,328	£3,362	£3,395	£3,429
£48,225	£48,748	£49,282	£49,826	£50,380	£50,946	£51,522	£52,110	£52,709	£53,319
<b>£14,485.41</b>	<b>£14,588.97</b>	<b>£14,688.65</b>	<b>£14,784.31</b>	<b>£14,875.79</b>	<b>£14,962.98</b>	<b>£15,045.70</b>	<b>£15,123.82</b>	<b>£15,197.18</b>	<b>£15,265.61</b>

Year 36	Year 37	Year 38	Year 39	Year 40	Year 41	Year 42	Year 43	Year 44	Year 45
£15,177.43	£15,329.20	£15,482.49	£15,637.32	£15,793.69	£15,951.63	£16,111.14	£16,272.25	£16,434.98	£16,599.33
£15,177.43	£15,329.20	£15,482.49	£15,637.32	£15,793.69	£15,951.63	£16,111.14	£16,272.25	£16,434.98	£16,599.33
£15,177.43	£15,329.20	£15,482.49	£15,637.32	£15,793.69	£15,951.63	£16,111.14	£16,272.25	£16,434.98	£16,599.33
£23,738.58	£23,975.96	£24,215.72	£24,457.88	£24,702.46	£24,949.49	£25,198.98	£25,450.97	£25,705.48	£25,962.53
<b>£69,270.85</b>	<b>£69,963.56</b>	<b>£70,663.20</b>	<b>£71,369.83</b>	<b>£72,083.53</b>	<b>£72,804.36</b>	<b>£73,532.41</b>	<b>£74,267.73</b>	<b>£75,010.41</b>	<b>£75,760.51</b>
£9,999.45	£10,199.44	£10,403.43	£10,611.49	£10,823.72	£11,040.20	£11,261.00	£11,486.22	£11,715.95	£11,950.27
£19,998.90	£20,398.87	£20,806.85	£21,222.99	£21,647.45	£22,080.40	£22,522.00	£22,972.44	£23,431.89	£23,900.53
£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480	£16,480
£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000
£3,464	£3,498	£3,533	£3,568	£3,604	£3,640	£3,677	£3,713	£3,751	£3,788
£53,942	£54,576	£55,223	£55,883	£56,555	£57,241	£57,940	£58,652	£59,378	£60,119
<b>£15,328.97</b>	<b>£15,387.08</b>	<b>£15,439.76</b>	<b>£15,486.86</b>	<b>£15,528.18</b>	<b>£15,563.55</b>	<b>£15,592.78</b>	<b>£15,615.68</b>	<b>£15,632.05</b>	<b>£15,641.69</b>

Year 46	Year 47	Year 48	Year 49	Year 50	
£16,765.32	£16,932.97	£17,102.30	£17,273.33	£17,446.06	
£16,765.32	£16,932.97	£17,102.30	£17,273.33	£17,446.06	
£16,765.32	£16,932.97	£17,102.30	£17,273.33	£17,446.06	
£26,222.16	£26,484.38	£26,749.23	£27,016.72	£27,286.88	
<b>£76,518.12</b>	<b>£77,283.30</b>	<b>£78,056.13</b>	<b>£78,836.69</b>	<b>£79,625.06</b>	<b>£3,152,203.20</b>
£12,189.27	£12,433.06	£12,681.72	£12,935.35	£13,194.06	<b>£422,897.01</b>
£24,378.54	£24,866.11	£25,363.44	£25,870.70	£26,388.12	<b>£845,794.01</b>
£16,480	£16,480	£16,480	£16,480	£16,480	<b>£824,000.00</b>
£4,000	£4,000	£4,000	£4,000	£4,000	<b>£200,000.00</b>
£3,826	£3,864	£3,903	£3,942	£3,981	<b>£157,610.16</b>
£60,874	£61,643	£62,428	£63,228	£64,043	<b>£2,450,301.18</b>
<b>£15,644.40</b>	<b>£15,639.97</b>	<b>£15,628.17</b>	<b>£15,608.80</b>	<b>£15,581.63</b>	<b>£701,902.01</b>