

FALKIRK COUNCIL RETENTION OPTION

ASSUMPTIONS AND BASE DATA INPUT

1. RENTS

<u>Areas</u>	<u>Revised Opening Stock</u>	<u>Average Rent (52 Week Year)</u> £	<u>Rent Receivable</u> £	<u>Voids & Bad Debts</u> £	<u>Voids & Bad Debts</u> %
Bo'ness	1,690	42.68	3,750,718	186,189	4.96%
Braes	2,909	42.68	6,456,118	320,488	4.96%
Camelon	1,719	42.68	3,815,080	189,384	4.96%
Dawson	1,392	42.68	3,089,349	153,358	4.96%
Denny	3,464	42.68	7,687,863	381,633	4.96%
Falkirk	1,522	42.68	3,377,866	167,681	4.96%
Grangemouth	2,804	42.68	6,223,085	308,920	4.96%
Stenhousemuir	2,303	42.68	5,111,186	253,724	4.96%
Multi Storey Dwellings	1,005	42.68	2,230,457	110,722	4.96%
	18,808		41,741,723	2,072,100	

Real Rent Increases Per Annum	Year 1	1.00%
Real Rent Increases Per Annum	Years 2 to 10	1.00%
Real Rent Increases Per Annum	Years 11 to 20	0.00%
Real Rent Increases Per Annum	Years 21 to 30	0.00%

2. FUNDING AND INFLATION ASSUMPTIONS

Inflation	2.50%
Loan Interest Rate	6.00%
Interest Earned on Cash Flows	4.00%
Interest on Own Funds Provided	4.00%

3. OTHER INCOME

	<u>Total</u> £	<u>2004/05</u> £	<u>2005/06</u> £	<u>2006/07</u> £	<u>2007/08</u> £	<u>2008/09</u> £	<u>2009/10</u> £	<u>2010/11 on</u> £
Specific Government Grants	170,230	170,230	174,486	183,319	197,415	217,909	246,544	285,915
Fuel & Service Charges	32,160	32,160	32,964	34,633	37,296	41,168	46,577	54,015
Charges to Other Accounts	2,330,350	2,330,350	2,200,990	2,200,990	2,200,990	2,200,990	1,990,990	1,200,990
Interest Received	0	0	0	0	0	0	0	0
Shops & Offices - Rent	1,043,450	1,043,450	1,069,536	1,123,682	1,210,082	1,335,704	1,511,227	1,752,560
Insurance Recoveries	178,400	178,400	182,860	192,117	206,889	228,367	258,376	299,637
Rechargeable Works	133,850	133,850	137,196	144,142	155,225	171,339	193,855	224,812
Miscellaneous Income	49,110	49,110	50,338	52,886	56,953	62,865	71,126	82,484
	3,937,550	3,937,550	3,848,370	3,931,769	4,064,849	4,258,342	4,318,695	3,900,414
Amount Per Stock Unit	209	209	205	209	216	226	230	207

4. GARAGE INCOME

Projected Income for 2,481 Rent Paying Units	497,900
Less : Allowance for Future Demolitions and Bad Debts	(49,790)
Projected Income 2004/05	448,110

5. RIGHT TO BUY SALESTotal per annum over 10 years 445Net Selling Price Per Unit 17,767

<u>Area</u>	<u>Percentage Sales</u>	<u>Number Of Sales</u>
Bo'ness	8%	36
Braes	15%	67
Camelon	12%	53
Dawson	4%	18
Denny	16%	71
Falkirk	13%	58
Grangemouth	19%	84
Stenhousemuir	13%	58
Multi Storey Dwellings	0%	0
	100%	445

6. MANAGEMENT COSTSEmployee Expenses 4,867,000
Support Services 3,481,310**8,348,310**Rate Per Housing Stock Unit 444**7. PROPERTY EXPENSES**General Maintenance 6,624,000
Planned Maintenance (Pre Paint and Painter Work) 1,819,000
Empty House Maintenance 2,083,000
Gas Maintenance BMD 625,000
Other Internal 1,191,000
Gas Maintenance External 864,000
Solid Fuel Maintenance External 83,000
Other Contractors 400,000
Disabled Adaptations External 53,000
Other Property Expenses 1,818,290**15,560,290**Rate Per Housing Stock Unit 827**8. SUPPLIES AND SERVICES**Supplies and Services 4,248,350
Less: Property Voids (2,072,100)
Less: Garage Voids (54,250)
Less: Fees (Already allowed for) (608,020)**1,513,980**Rate Per Housing Stock Unit 80**9. THIRD PARTY PAYMENTS**Third Party Payments 711,960Rate Per Housing Stock Unit 38