Appendix 3 – 10 Year Financial Model

With Cost Efficiency											
Year	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**Total**
	£000	**£000**	**£000**	**£000**	**£000**	**£000**	**£000**	**£000**	**£000**	**£000**	**£000**
Private Sector Landlord TA costs	553	885	903	921	939	958	977	997	1,017	1,037	9,189
Rental Income	736	1,178	1,178	1,178	1,178	1,178	1,178	1,178	1,178	1,178	11,334
Voids	(37)	(118)	(118)	(118)	(118)	(118)	(118)	(118)	(118)	(118)	(1,097)
Bad Debt	(37)	(118)	(118)	(118)	(118)	(118)	(118)	(118)	(118)	(118)	(1,097)
M&M Costs	(56)	(114)	(117)	(119)	(121)	(124)	(126)	(129)	(131)	(134)	(1,170)
Planned Maintenance	0	0	0	0	0	0	0	0	0	(117)	(117)
MRP & Interest	(713)	(1,141)	(1,141)	(1,141)	(1,141)	(1,141)	(1,141)	(1,141)	(1,141)	(1,141)	(10,981)
Cumulative Net Surplus/Deficit(-)	447	572	588	603	619	636	652	669	687	588	6,061

Without Cost Efficiency											
Year	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**Total**
	£000	**£000**	**£000**	**£000**	**£000**	**£000**	**£000**	**£000**	**£000**	**£000**	**£000**
Private Sector Landlord TA costs	0	0	0	0	0	0	0	0	0	0	0
Rental Income	736	1,178	1,178	1,178	1,178	1,178	1,178	1,178	1,178	1,178	11,334
Voids	(37)	(118)	(118)	(118)	(118)	(118)	(118)	(118)	(118)	(118)	(1,097)
Bad Debt	(37)	(118)	(118)	(118)	(118)	(118)	(118)	(118)	(118)	(118)	(1,097)
M&M Costs	(56)	(114)	(117)	(119)	(121)	(124)	(126)	(129)	(131)	(134)	(1,170)
Planned Maintenance	0	0	0	0	0	0	0	0	0	(117)	(117)
MRP & Interest	(713)	(1,141)	(1,141)	(1,141)	(1,141)	(1,141)	(1,141)	(1,141)	(1,141)	(1,141)	(10,981)
Cumulative Net Surplus/Deficit(-)	(107)	(313)	(315)	(318)	(320)	(322)	(325)	(327)	(330)	(450)	(3,127)