

30 Year Cost Summary for 2018-2048 using codeman data from June 2017

Table 1 - Cost Summary 2018-48 - (General Needs and Sheltered) from SAM - Planned

Note: Figures exclude VAT, inflation, fees and management costs												
	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Years 1-5 2018-23	Year 6-10 2023-28	Year 11-15 2028-33	Year 16-20 2033-2038	Year 21-25 2038-43	Year 26-30 2043-48	Total
Catch up Repairs	£624,395.30	£624,395.30	£624,395.30	£624,395.30	£624,395.30	£3,121,977	£6,427,626	£6,427,626	£6,427,626	£6,427,626	£6,427,626	£35,260,108
Future Major Works	£3,230,657	£3,160,471	£3,934,740	£3,428,811	£6,284,016	£13,754,679	£31,420,084	£26,610,891	£29,844,688	£23,913,480	£38,479,049	£164,022,871
Improvements	£1,390,500	£863,500	£863,500	£858,500	£856,150	£3,976,000	£4,280,750	£3,722,250	£3,672,250	£3,672,250	£8,422,250	£27,745,750
Estate Works	£250,000	£250,000	£250,000	£250,000	£250,000	£1,000,000	£1,250,000	£1,250,000	£1,250,000	£0	£0	£4,750,000
Contingent Major Repairs	£405,000	£405,000	£405,000	£405,000	£405,000	£1,620,000	£2,025,000	£2,025,000	£2,025,000	£2,025,000	£2,025,000	£11,745,000
Exceptional Extensive Works	£120,000	£120,000	£120,000	£120,000	£120,000	£480,000	£0	£0	£350,000	£100,000	£660,000	£1,590,000
Sub-Total	£6,020,552	£5,423,366	£6,197,635	£5,686,707	£8,539,561	£23,952,656	£45,403,460	£40,035,767	£43,569,564	£36,138,356	£56,013,925	£245,113,729
Cyclical Maintenance	£991,000	£991,000	£991,000	£991,000	£991,000	£3,964,000	£7,500,000	£7,500,000	£7,500,000	£7,500,000	£7,500,000	£41,464,000
Disabled Adaptations	£510,000	£510,000	£510,000	£510,000	£510,000	£2,040,000	£2,500,000	£2,500,000	£2,500,000	£2,500,000	£2,500,000	£14,540,000
Responsive Repairs and Void Works	£3,158,000	£3,158,000	£3,158,000	£3,158,000	£3,158,000	£12,632,000	£15,790,000	£15,790,000	£15,790,000	£15,790,000	£15,790,000	£91,582,000
Sub-Total	£4,659,000	£4,659,000	£4,659,000	£4,659,000	£4,659,000	£18,636,000	£25,790,000	£25,790,000	£25,790,000	£25,790,000	£25,790,000	£147,586,000
Total	£10,679,552	£10,082,366	£10,856,635	£10,345,707	£13,198,561	£42,588,656	£71,193,460	£65,825,767	£69,359,564	£61,928,356	£81,803,925	£392,699,729

Table 2 - Cost Summary 2018-48 - (General Needs ONLY) from SAM - Planned

Note: Figures exclude VAT, inflation, fees and management costs												
	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Years 1-5 2018-23	Year 6-10 2023-28	Year 11-15 2028-33	Year 16-20 2033-2038	Year 21-25 2038-43	Year 26-30 2043-48	Total
Catch up Repairs	£172,378.50	£172,378.50	£172,378.50	£172,378.50	£172,378.50	£689,514	£0.00	£0	£0	£0	£0	£689,514
Future Major Works	£2,791,881	£2,828,287	£3,378,798	£3,273,487	£5,933,758	£12,272,453	£29,668,796	£23,841,134	£28,386,019	£21,772,506	£34,905,288	£150,846,196
Improvements	£348,000	£821,000	£821,000	£796,000	£809,650	£2,786,000	£4,048,250	£3,489,750	£3,439,750	£3,439,750	£3,439,750	£20,643,250
Estate Works	£250,000	£250,000	£250,000	£250,000	£250,000	£1,000,000	£1,250,000	£1,250,000	£1,250,000	£0	£0	£4,750,000
Contingent Major Repairs	£355,000	£355,000	£355,000	£355,000	£355,000	£1,420,000	£1,775,000	£1,775,000	£1,775,000	£1,775,000	£1,775,000	£10,295,000
Exceptional Extensive Works	£120,000	£120,000	£120,000	£120,000	£120,000	£480,000	£0	£0	£350,000	£0	£560,000	£1,390,000
Total	£4,037,260	£4,546,666	£5,097,177	£4,966,866	£7,640,787	£18,647,967	£36,742,046	£30,355,884	£35,200,769	£26,987,256	£40,680,038	£188,613,960

Table 3 - Cost Summary 2018-48 - (Sheltered ONLY) from SAM - Planned

Note: Figures exclude VAT, inflation, fees and management costs												
	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Years 1-5 2018-23	Year 6-10 2023-28	Year 11-15 2028-33	Year 16-20 2033-2038	Year 21-25 2038-43	Year 26-30 2043-48	Total
Catch up Repairs	£452,016.80	£452,016.80	£452,016.80	£452,016.80	£452,016.80	£2,260,084						£2,260,084
Future Major Works	£438,776	£332,184	£555,942	£155,324	£350,258	£1,482,226	£1,751,288	£2,769,757	£1,458,669	£2,140,974	£3,573,761	£13,176,675
Improvements	£1,042,500	£42,500	£42,500	£62,500	£46,500	£1,190,000	£232,500	£232,500	£232,500	£232,500	£4,982,500	£7,102,500
Estate Works	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Contingent Major Repairs	£50,000	£50,000	£50,000	£50,000	£50,000	£200,000	£250,000	£250,000	£250,000	£250,000	£250,000	£1,450,000
Exceptional Extensive Works	£0	£0	£0	£0	£0	£0	£0	£0	£0	£100,000	£100,000	£200,000
Total	£1,983,293	£876,701	£1,100,459	£719,841	£898,774	£5,132,310	£2,233,788	£3,252,257	£1,941,169	£2,723,474	£8,906,261	£24,189,259

Notes:

- Figures are taken from Codeman in June 2017 using 'Planned' data
- No inflation applied
- The data for 2022/23 is taken as a fifth of years 2023-28
- Catch-up repairs in years 1-5 is assumed at 50%. The remaining 50% has not been accounted for.

- The data **has** had the 9 principles applied to it following the Housing Futures Project
- The data hasn't been smoothed over the 30 years
- Cost per property over 30 years = £67,128 (based on stock of 5,850). Figure for last year was £68,798 (based on stock of 5,900).
- Years 1-5 applied a 50% reduction

