

Period: 01/04/18 to 31/03/2025

	Total All Years		Average Per Year	
	JMH	UHL	JMH	UHL
INCOME				
Rent	£170,696	£85,348	£24,385	£12,193
Void: Rent Loss	-£1,707	-£853	-£244	-£122
Service Charges	£75,700	£40,046	£10,814	£5,721
Total Income	£244,690	£124,541	£34,956	£17,792
COSTS				
Lease fees	£32,200	£17,290	£4,600	£2,470
Scheme Management	£95,170	£55,972	£13,596	£7,996
Lift Maintenance	£14,947		£2,135	£0
Internal Redecoration	£12,019	£2,504	£1,717	£358
Maintenance - Responsive & Void Repairs	£59,845	£33,206	£8,549	£4,744
Total Costs	£214,180	£108,972	£30,597	£15,567
Contribution	£30,509	£15,569	£4,358	£2,224
As Percentage of Turnover	12.5%	12.5%	12.5%	12.5%

Contribution: This is towards CHS central services and costs, including Community Support Services management team, Legal expenses, Finance Services (purchase ledger, banking, payroll, sales ledger, etc.) Insurance, IT (hardware, software, security, telephones, helpdesk, etc.) HR, Risk Management, GDPR/Data Protection and Executive Management Team, Board.

Scheme Management: These costs include - Gas - Communal & Personal Use, Electricity - Communal & Personal, Window Cleaning, Gardening, Water, Renew/Replace misc items/furnishings, Depreciation of equipment, Service Charge Administration, Council Tax, etc.
(Note: all costs **except** council tax recovered through service charge)

<u>Business Plan Assumptions</u>										
		2019	2020	2021	2022	2023	2024	2025	2026	2027
RPI		3.35%	3.15%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%
CPI		2.60%	2.40%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Repairs & Maintenance inflation	RPI+	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Assumption	4.4%	4.2%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%
General Cost Inflation	CPI+	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
	Assumption	3.1%	2.9%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Void: Rent Loss		1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%

RISKS

1. Void percentage higher than 1% assumption
2. General Costs, including council tax, increase above CPI inflation - impact of Brexit
3. Maintenance Costs increase above assumption of RPI + 1%
4. Lift Maintenance costs are new and based on estimate, rather than known history.
5. Tenant misuse of properties lead to higher costs, and/or more frequent redecoration/responsive/void repair costs