

Stock Investment Requirement Years 1 to 30

	2019/20	2020/21	2021/22	2022/23	2023/24	2019/20 - 23/24	2024/25 - 28/29	2029/30 - 2034/35	2035/36 - 2038/39	2039/40 - 2043/44	2044/45 - 2049/50	2019/20-2049/50
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Total Yrs 1 - 5	Yr 6 - 10	Yr 11 - 15	Yr 16 - 20	Yr 21 - 25	Yr 26 - 30	Total Yrs 1 - 30
	£	£	£	£	£	£	£	£	£	£	£	£
Major Works and Planned Repair Works	3,557,876	3,151,430	2,380,340	4,215,696	7,040,449	20,345,791	21,561,249	23,191,803	23,340,666	20,728,941	30,793,815	139,962,264
Box bathrooms	180,000	0	0	0	60,000	240,000	30,000	90,000	210,000	510,000	9,510,000	10,590,000
Bathrooms / WCs	173,600	170,100	154,650	583,000	327,450	1,408,800	989,500	549,113	286,275	331,313	1,011,150	4,576,150
Kitchens	236,000	88,000	60,000	556,000	484,000	1,424,000	2,712,000	8,796,000	4,605,000	1,428,000	1,773,000	20,738,000
Heating	995,000	995,000	750,450	750,450	750,450	4,241,350	3,752,250	3,389,250	3,389,250	3,389,250	3,389,250	21,550,600
Electrics	300,000	300,000	300,000	300,000	300,000	1,500,000	1,500,000	477,680	213,350	1,169,250	593,450	5,453,730
Emergency Lighting and Fire Alarms	175,000	175,000	175,000	175,000	175,000	875,000	875,000	1,315,480	273,480	680,480	828,480	4,847,920
Front doors and repairs general	144,150	224,200	56,880	200,640	353,120	978,990	720,670	666,890	1,229,620	1,183,450	1,360,720	6,140,340
Windows, french doors, etc	123,510	106,950	64,050	224,920	291,645	811,075	1,532,750	1,994,505	4,294,598	7,033,168	4,095,363	19,761,459
Roofs, canopies and balconies	322,305	422,294	443,592	535,487	2,243,962	3,967,640	5,082,299	3,584,350	5,529,392	2,406,544	4,413,442	24,983,667
Scaffolding costs associated with Roofs	107,720	51,580	57,780	245,930	300,220	763,230	577,510	262,240	655,890	338,080	437,540	3,034,490
Wall finishes and repairs	155,010	221,640	51,632	87,420	1,028,714	1,544,416	2,506,728	1,615,550	2,057,807	1,391,780	2,673,862	11,790,143
Communal	645,581	396,666	266,306	556,849	725,888	2,591,290	1,282,542	450,745	596,004	867,626	707,558	6,495,765
Contingent Major Repairs	154,200	154,200	154,200	154,200	154,200	771,000	771,000	1,080,400	1,014,100	1,102,500	1,102,500	5,841,500
Drain Failure (30% of pre 1964 assets)	44,200	44,200	44,200	44,200	44,200	221,000	221,000	530,400	464,100	552,500	552,500	2,541,500
Asbestos	50,000	50,000	50,000	50,000	50,000	250,000	250,000	250,000	250,000	250,000	250,000	1,500,000
etc.	60,000	60,000	60,000	60,000	60,000	300,000	300,000	300,000	300,000	300,000	300,000	1,800,000
Improvements	2,672,000	1,775,000	1,623,292	1,623,292	1,373,292	9,066,876	4,999,876	3,500,000	2,750,000	2,750,000	2,750,000	25,816,751
Central heating Improvement	130,000	130,000	130,000	130,000	130,000	650,000	650,000	0	0	0	0	1,300,000
Common door entry system improvement	120,000	200,000	200,000	200,000	250,000	970,000	770,000	250,000	250,000	250,000	250,000	2,740,000
Energy Efficiency Works & Insulation	522,000	545,000	593,292	593,292	593,292	2,846,876	1,979,876	1,000,000	1,000,000	1,000,000	1,000,000	8,826,751
Smoke and CO detector improvement	50,000	0	0	0	0	50,000	0	0	0	0	0	50,000
Hidden homes	0	0	0	0	0	0	0	0	0	0	0	0
Environmental improvements	350,000	500,000	500,000	500,000	200,000	2,050,000	600,000	1,250,000	500,000	500,000	500,000	5,400,000
Fire safety works	1,500,000	400,000	200,000	200,000	200,000	2,500,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	7,500,000
Estate Works and Related Assets	381,838	374,241	305,168	323,826	394,627	1,779,700	1,505,941	2,197,476	1,727,118	7,381,378	4,118,607	18,710,226
Garages	131,838	124,241	55,168	73,826	144,627	529,700	379,387	518,068	221,163	1,180,068	421,777	2,220,385
Boundary walls / fencing / paths	150,000	150,000	150,000	150,000	150,000	750,000	750,000	1,547,186	1,005,955	6,363,310	3,196,830	13,613,281
Unadopted roads and paths	100,000	100,000	100,000	100,000	100,000	500,000	376,554	500,000	500,000	500,000	500,000	2,876,554
Exceptional Extensive Works	2,955,000	1,375,000	1,375,000	1,375,000	500,000	7,580,000	500,000	0	0	0	0	8,080,000
Disabled Discrimination Act works	-	-	-	-	-	-	-	-	-	-	-	0
Alexandra Gardens	250,000	-	-	-	-	250,000	-	-	-	-	-	250,000
Fire Door Replacement	875,000	875,000	875,000	875,000	-	3,500,000	-	-	-	-	-	3,500,000
Shanklin Lighting	330,000	-	-	-	-	330,000	-	-	-	-	-	330,000
Rosehill Court	1,000,000	-	-	-	-	1,000,000	-	-	-	-	-	1,000,000
Culvers Lodge	200,000	-	-	-	-	200,000	-	-	-	-	-	200,000
Non-traditional repairs - Coulsdon Unitys (6 energiesprong)	300,000	500,000	500,000	500,000	500,000	2,300,000	500,000	-	-	-	-	2,800,000
External work retentions	-	-	-	-	-	-	-	-	-	-	-	0
Aids and Adaptations	400,000	400,000	400,000	400,000	400,000	2,000,000	2,000,000	1,601,560	1,950,000	1,950,000	1,950,000	11,451,560
TOTAL EXPENDITURE	10,120,914	7,229,871	6,238,000	8,092,014	9,862,568	41,543,367	31,338,066	31,571,239	30,781,884	33,912,819	40,714,922	209,862,296

Adjusted figures

Element	Year 1	Year 2	Year 3	Year 4	Year 5	Years 1-5	Years 6-11	Years 11 - 15	Years 16 - 20	Years 21 - 25	Years 26 - 30	Years 1 - 30
	2018/19	2019/20	2020/21	2021/22	2022/23	2018/19 - 22/23	2023/24 - 27/28	2028/29 - 2034/35	2035/36 - 2038/39	2039/40 - 2043/44	2044/45 - 2048/49	2018/19-2048/49
	£	£	£	£	£	£	£	£	£	£	£	£
Totals	10,120,914	7,229,871	6,238,000	8,092,014	9,862,568	41,543,367	31,338,066	31,571,239	30,781,884	33,912,819	40,714,922	209,862,296
Including fees	10,746,914	7,862,485	6,783,825	8,800,065	10,725,543	44,918,831	34,080,147	34,333,722	33,475,299	36,880,190	44,277,478	227,965,665
Stock adjustment (sales/disposals pa)	10,643,670	7,786,951	6,718,654	8,715,525	10,622,504	44,487,304	33,752,745	34,003,884	33,153,708	36,525,889	43,852,112	225,775,643
Adjusted for Inflation (BCIS projections)	11,069,400	8,422,400	7,521,200	10,098,100	12,676,900	49,788,000	44,054,000	51,450,700	59,680,700	77,520,700	103,373,800	385,867,900
Adjusted Totals	11,069,400	8,422,400	7,521,200	10,098,100	12,676,900	49,788,000	44,054,000	51,450,700	59,680,700	77,520,700	103,373,800	385,867,900

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Appendix B

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