

Additional New Build Model Capital Summary

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Year	Year	Existing Stock Investment Requirement £,000	Funding Required - Acquisitions £,000	New Build Development Costs £,000	Total Investment Requirement £,000	Borrowing - New Build £,000	Borrowing - Acquisitions £,000	GLA Grant £,000	Leaseholder Contributions & Match Funding £,000	RTB Receipts - Buy Backs £,000	RTB Receipts - New Build £,000	Total RTB Receipts £,000	MRR £,000	RCCO - Existing Stock £,000	RCCO - New Build £,000	RCCO - Acquisitions £,000	Total RCCO £,000	Total Financing £,000	In Year Surplus / (Shortfall) £,000	Cumulative Surplus / (Shortfall) £,000
1	2019.20	11,069	12,337	3,016	26,422	2,603	8,636	0	550	3,701	413	4,114	7,161	3,359	0	0	3,359	26,423	0	0
2	2020.21	8,422	9,715	21,282	39,420	13,936	6,801	6,147	227	2,915	1,199	4,114	7,504	692	0	0	692	39,420	0	0
3	2021.22	7,521	6,794	1,359	15,674	929	4,756	353	202	2,038	77	2,115	7,925	0	0	0	0	16,279	605	605
4	2022.23	10,098	7,119	4,200	21,417	4,200	4,983	0	269	2,136	0	2,136	8,312	912	0	0	912	20,812	(605)	0
5	2023.24	12,677	7,452	33,600	53,729	33,600	5,217	0	338	2,236	0	2,236	8,591	3,748	0	0	3,748	53,729	0	0
6	2024.25	8,298	7,795	4,200	20,293	4,200	5,456	0	221	2,338	0	2,338	8,880	0	0	0	0	21,096	803	803
7	2025.26	8,547	8,146	0	16,693	0	5,702	0	228	2,444	0	2,444	9,387	0	0	0	0	17,761	1,068	1,871
8	2026.27	8,803	8,506	0	17,310	0	5,955	0	235	2,552	0	2,552	9,858	0	0	0	0	18,599	1,290	3,161
9	2027.28	9,067	8,876	0	17,944	0	6,213	0	242	2,663	0	2,663	10,189	0	0	0	0	19,307	1,364	4,525
10	2028.29	9,339	9,256	0	18,595	0	6,479	0	249	2,777	0	2,777	10,539	0	0	0	0	20,044	1,449	5,974
11	2029.30	9,691	9,383	0	19,074	0	0	0	259	1,624	0	1,624	10,911	0	0	7,759	7,759	20,552	1,478	7,453
12	2030.31	9,982	9,772	0	19,753	0	0	0	266	1,205	0	1,205	11,292	0	0	8,567	8,567	21,330	1,577	9,030
13	2031.32	10,281	10,171	0	20,452	0	0	0	274	1,269	0	1,269	11,686	0	0	8,902	8,902	22,131	1,680	10,710
14	2032.33	10,590	10,580	0	21,170	0	0	0	282	1,336	0	1,336	12,094	0	0	9,244	9,244	22,957	1,787	12,495
15	2033.34	10,907	11,001	0	21,908	0	0	0	291	1,405	0	1,405	12,515	0	0	9,596	9,596	23,806	1,899	14,394
16	2034.35	10,954	11,432	0	22,386	0	0	0	292	1,477	0	1,477	12,968	0	0	9,955	9,955	24,692	2,307	16,701
17	2035.36	12,809	11,875	0	24,684	0	0	0	301	1,551	0	1,551	13,400	0	0	10,324	10,324	25,576	892	17,593
18	2036.37	11,621	12,329	0	23,950	0	0	0	310	1,627	0	1,627	13,865	0	0	10,702	10,702	26,504	2,554	20,147
19	2037.38	11,969	12,796	0	24,765	0	0	0	319	1,706	0	1,706	14,345	0	0	11,090	11,090	27,460	2,695	22,842
20	2038.39	13,092	13,275	0	26,366	0	0	0	329	1,788	0	1,788	14,842	0	0	11,487	11,487	28,445	2,079	24,921
21	2039.40	13,990	13,766	0	27,756	0	0	0	373	1,873	0	1,873	15,355	0	0	11,893	11,893	29,494	1,738	26,659
22	2040.41	17,657	14,271	0	31,927	0	0	0	384	1,961	0	1,961	15,885	0	0	12,310	12,310	30,540	(1,387)	25,272
23	2041.42	14,842	14,788	0	29,630	0	0	0	396	2,052	0	2,052	16,433	0	0	12,736	12,736	31,618	1,987	27,259
24	2042.43	15,287	15,320	0	30,607	0	0	0	408	2,146	0	2,146	17,000	0	0	13,174	13,174	32,727	2,120	29,379
25	2043.44	17,369	15,866	0	33,235	0	0	0	420	2,243	0	2,243	17,585	0	0	13,623	13,623	33,871	636	30,015
26	2044.45	19,471	16,426	0	35,897	0	0	0	519	2,343	0	2,343	18,190	0	0	14,083	14,083	35,135	(762)	29,254
27	2045.46	20,055	17,001	0	37,056	0	0	0	535	2,447	0	2,447	18,815	0	0	14,554	14,554	36,351	(705)	28,549
28	2046.47	20,657	17,601	0	38,258	0	0	0	551	2,554	0	2,554	19,462	0	0	15,047	15,047	37,614	(644)	27,905
29	2047.48	21,276	18,208	0	39,484	0	0	0	567	2,665	0	2,665	20,130	0	0	15,543	15,543	38,904	(580)	27,325
30	2048.49	21,915	18,830	0	40,745	0	0	0	602	2,780	0	2,780	20,202	0	0	16,050	16,050	39,633	(1,111)	26,214
Totals:		388,255	360,685	67,657	816,597	59,468	60,198	6,500	10,439	63,851	1,689	65,540	395,320	8,710	0	236,637	245,347	842,811		

Approved Item 11

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