

SHARP Scheme Assumptions

HRA Assumptions

Rent Inflation	2.0%
Price Inflation	2.0%
Interest Rate	4.3%

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5+
Management	400	400	400	400	400
Maintenance	100	200	200	400	400
Voids/Bad Debts	2.50%	2.50%	2.50%	2.50%	2.50%
Cyclical	0	0	0	0	0

Lifecycle Costs				
Asset Replacement	Renew after	1/2 bed apartment £	2/3 bed House £	Bungalow £
Boiler	10 Yrs	£ 1,200	£ 1,200	£ 1,200
Kitchen	15 Yrs	£ 4,500	£ 4,500	£ 4,500
Bathroom inc. WC	25 Yrs	£ 4,200	£ 4,200	£ 4,200
Windows/Doors	20 Yrs	£ 4,500	£ 6,500	£ 6,500
Radiators	20 Yrs	£ 1,000	£ 1,500	£ 1,500
Pitched Roofs - Tiled	60 Yrs	£ 7,770	£ 7,770	£ 7,770
Pitched Roofs - Slate	80 Yrs	£ 8,000	£ 8,000	£ 8,000
Electric Upgrade	15 Yrs	£ 350	£ 350	£ 350
Electric rewire	60 Yrs	£ 1,200	£ 1,200	£ 1,200

NEW Homes Assumptions

Rent Inflation	1.3%
Price Inflation	2.0%
Interest Rate	3.0%

Assumptions	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5+
Management	600	600	600	600	600
Maintenance	120	240	240	480	480
Voids/Bad Debts	2.50%	2.50%	2.50%	2.50%	2.50%
Cyclical	95	95	95	95	95
Lifecycle Costs	0.8% of Build Cost	0.8% of Build Cost	0.8% of Build Cost	0.8% of Build Cost	0.8% of Build Cost