

SUMMARY OF OPTIONS TO REVIEW RENTS AND SERVICE CHARGE

RESIDENTIAL QUARTERS

OPTIONS			CURRENT MPA MEDIAN RENT (2 bed flat)	PROPOSED MPA MEDIAN RENT (2 bed flat)	INCOME IN A FULL YEAR	COMMENTS
	Description	% Change	Monthly	Monthly	Based on median rent	
	Current income budget 2003/04		£333.49		£1,077k	Reflects demand as forecast at time of budget preparation Reflects latest demand & recruitment Reflects latest demand & recruitment Reflects latest demand & recruitment Reflects latest demand & recruitment
One	Budget provision	2.0%		£340.16	£1,220k	
					£1,223k	
Two	R.P.I.	2.5%		£341.83	£1,229k	
Three	Housing Assoc. rent comparison	3.51%		£343.89	£1,241k	
Four	Reflect opportunity cost of capital	10.6%		£371.13	£1,326k	

SECTION HOUSE ROOMS

OPTIONS			CURRENT MPA SERVICE CHARGE	PROPOSED MPA SERVICE CHARGE	INCOME IN A FULL YEAR	COMMENTS
	Description	% Change	Monthly	Monthly		
	Current income budget 2003/04		£335.93		£2,454k	Reflects demand as forecast at time of budget preparation
One	Budget Provision	2.0%		£342.64	£2,504k	Reflects demand as forecast at time of budget preparation
Two	R.P.I. ( <i>identical to Option Two for res. qtrs.</i> )	2.5%		£344.32	£2,516k	Reflects demand as forecast at time of budget preparation
Three	Housing Assoc. rents ( <i>identical to Option Three for res. qtrs.</i> )	3.51%		£347.71	£2,541k	Reflects demand as forecast at time of budget preparation
Four	Reflect day to day running costs and opportunity cost of capital	11.9%		£376.20	£2,749k	Reflects demand as forecast at time of budget preparation