

Appendix 1

**28 Ashton View
Costs**

	Year 1	Year 2	Year 3	Year 4	Year 5
Start Up Costs	£100,000	0	0	0	0
Furniture/ Fittings/ Decoration (See Note 1)	£16,000	£1,000	£2,000	£2,000	£2,000
Staff Costs	£180,000	£180,000	£180,000	£180,000	£180,000
Utilities	£8,000	£8,000	£8,000	£8,000	£8,000
Rent (See Note 2)	£24,960				
Council Tax	N/A	N/A	N/A	N/A	N/A
Repairs & Maintenance (See Note 3)	£1,000	£5,000	£5,000	£5,000	£5,000
<u>Benefits</u>					
Income	£188,000	£188,000	£188,000	£188,000	£188,000
Standby (Savings)	£11,000	£11,000	£11,000	£11,000	£11,000
B&B (Savings)	£60,000	£60,000	£60,000	£60,000	£60,000

Costs

Notes

Note 1 (Furniture/ Fittings/ Decoration)

The project will be staffed 24 hours per day – vandalism will be minimised

Note 2 (Rent)

Annual rent increases to be factored in dependent on the outcome of the proposed partial stock transfer

Note 3 (Repairs & Maintenance)

See Note 1 – Repairs costs will be minimised

Benefits

Income

6 flats x 2 occupants @ £600 per week per flat

(compared to 8 mainstream tenancies @ £60.00 per week OR 8 temporary accommodation units @ £400 per week)

Occupancy rates in supported accommodation average over 90% / void rates are minimised

Reduce the impact of the DWP regulations (Basic Rent plus £60) by increasing supported accommodation provision

Reduce repairs & maintenance costs

Reduce furniture replacement/ vandalism costs

Improve rates of tenancy sustainment & homelessness prevention
(SCSH revised estimate of tenancy failure £23,000 - £25,000)