

## 5 Year Plan - Version 2

Element	2013/14	2014/15	2015/16	2016/17	2017/18	Totals
Tenant's Choice	£2,030,400	£1,878,308	£2,203,914	£3,009,588	£1,883,201	£11,005,411
Electrical Upgrades	£95,400	£98,100	£100,800	£103,824	£106,939	£505,063
Professional Fees	£335,780	£345,560	£355,340	£366,000	£376,980	£1,779,660
TC Backfill	£329,000	£338,870	£349,036	£359,507	£370,292	£1,746,705
Misc Kitchens and showers	£50,000	£51,500	£53,045	£54,636	£56,275	£265,457
Cyclical Electrical Testing	£120,000	£123,600	£127,308	£131,127	£135,062	£637,097
Asbestos Contingency	£100,000	£103,000	£106,090	£109,273	£112,551	£530,914
Asbestos Roof Strip and refurb in Bell Farm	£220,000					£220,000
Loft conversions/extensions	£1,000,000				£281,377	£1,281,377
Water Mains		£1,098,865	£2,098,865	£1,018,000	£18,540	£4,234,270
Assistance to elderly persons (Adaptations)	£400,000	£400,000	£400,000	£400,000	£400,000	£2,000,000
Heating and renewables	£1,060,000	£1,191,800	£1,327,554	£1,467,381	£1,611,402	£6,658,137
Sustainability works	£85,010	£86,060	£87,142	£188,256	£339,404	£785,872
External Doors	£180,000	£185,400	£190,962	£196,691	£202,592	£955,645
Windows (Timber to PVCU)	£1,470,000	£1,000,000				£2,470,000
Windows (PVCU replacement)			£238,500	£102,000	£162,000	£502,500
Roofing and chimneys	£331,500	£383,040	£290,333	£312,858	£350,000	£1,667,731
Damp Works	£128,000	£128,000	£128,000	£128,000	£128,000	£640,000
Struct Works	£76,321	£78,481	£80,641	£83,060	£85,552	£404,056
Fire Prevention	£25,000	£25,750	£26,523	£27,318	£28,138	£132,729
Lift Upgrades (Passenger)		£224,000	£5,000	£5,150	£5,305	£239,455
Door Entry System and Security Door upgrades	£104,000	£104,000	£142,000	£150,000	£154,500	£654,500
IT Infrastructure	£150,000	£75,000	£50,000	£50,000	£50,000	£375,000
Sheltered incl. Extra Care	£50,000	£51,500	£53,045	£54,636	£56,275	£265,456
Communal Security Lighting	£80,560	£82,840	£85,120	£87,674	£90,304	£426,497
Security Upgrades (Alarms and Doors)	£43,375	£44,603	£45,830	£47,205	£48,621	£229,635
Communal Improvements	£99,948	£104,184	£107,198	£111,914	£99,809	£523,053
Access walkway upgrades	£140,000					£140,000
Stairlift replacement	£30,000	£30,900	£31,827	£32,782	£33,765	£159,274
Sound Proofing Works	£171,720	£176,580				£348,300
Non Traditional Properties	£720,000					£720,000
Emergency lighting repairs/replacement	£9,000	£9,270	£9,548	£9,835	£10,130	£47,782
<b>Totals</b>	<b>£9,635,014</b>	<b>£8,419,211</b>	<b>£8,693,621</b>	<b>£8,606,715</b>	<b>£7,197,015</b>	<b>£42,551,576</b>

Element	2013/14 to 2017/18	2018/19 to 2022/23	2023/24 to 2027/28	2028/29 to 2032/36	2033/34 to 2037/38	2038/39 to 2042/44	Totals
Tenant's Choice	£11,005,411	£16,386,992	£15,141,598	£21,269,396	£35,624,816	£24,110,566	£123,548,773
Electrical Upgrades	£505,063	£584,786	£677,928	£785,904	£911,078	£1,056,189	£4,520,948
Professional Fees	£1,779,660	£2,061,481	£2,389,822	£2,770,458	£2,311,720	£3,732,364	£15,936,406
Tenant's Choice Backfill	£1,746,705	£2,024,908	£2,347,224	£2,721,308	£1,154,741	£1,637,710	£13,651,296
Misc Kitchens and showers	£265,457	£307,735	£356,749	£413,570	£479,441	£555,803	£2,378,754
Cyclical Electrical Testing	£637,097	£738,574	£856,210	£992,582	£1,150,675	£1,333,947	£5,709,086
Asbestos Contingency	£530,914	£615,475	£713,504	£827,147	£958,890	£1,111,616	£4,757,546
Asbestos Roof Strip and refurb in Bell Farm	£230,000						£230,000
Loft conversions/extensions	£1,281,377	£1,538,685	£1,783,757	£2,067,864	£2,397,221	£2,779,036	£11,847,939
Water Mains	£4,234,270	£1,107,856	£1,284,309	£1,488,866	£1,726,004	£2,000,911	£14,930,503
Assistance to elderly persons (Adaptations)	£2,000,000	£2,187,364	£2,335,754	£2,939,634	£3,407,842	£3,950,623	£17,821,217
Heating and renewables	£6,688,137	£12,765,097	£7,329,346	£3,858,781	£19,887,606	£11,418,736	£63,911,591
Green Initiatives	£785,872	£1,367,102	£1,584,846	£1,837,271	£2,125,901	£2,469,139	£10,174,133
Insulation	#REF!						#REF!
External Doors	£955,645	£1,107,856	£1,284,309	£1,488,866	£1,726,004	£2,000,911	£8,563,591
Windows (Timber to PVCU)	£2,470,000						£2,470,000
Windows (PVCU replacement)	£502,500	£1,687,401	£5,976,984	£3,570,878	£1,717,429	£1,811,872	£15,267,063
Roofing and Chimneys	£1,667,731	£1,425,762	£2,037,736	£2,336,257	£3,837,020	£2,794,182	£14,098,886
Damp	£640,000	£437,473	£507,151	£587,927	£681,568	£790,125	£3,644,243
Struct Works	£400,056	£467,823	£542,947	£624,729	£738,869	£844,959	£3,636,794
Fire Prevention	£132,729	£153,870	£178,378	£206,789	£239,725	£277,907	£1,189,387
Lift Upgrades (Passenger)	£239,455	£29,010	£33,630	£38,987	£45,197	£52,395	£438,674
Door Entry System and Security Door upgrades	£654,500	£844,889	£939,435	£1,135,434	£1,316,239	£1,525,928	£6,456,445
IT Infrastructure	£375,000	£466,841	£542,947	£624,729	£738,869	£844,959	£3,636,794
Sheltered incl. Extra Care	£265,456	£307,735	£356,749	£413,570	£479,441	£555,803	£2,378,753
YP Communal Security Lighting	£426,497						£426,497
YP Security Upgrades (Alarms and Doors)	£229,635						£229,635
YP Communal Improvements	£523,133						£523,133
Access walkway upgrades	£140,000						£140,000
Stairlift Replacement	£159,274	£184,641	£214,049	£248,142	£287,664	£333,482	£1,427,253
Sound Proofing Works	£348,300						£348,300
Non Traditional Properties	£720,000						£720,000
Emergency lighting repairs/replacement	£47,782	£55,395	£64,218	£74,446	£86,304	£100,050	£428,195
Totals	#REF!	£47,938,270	£48,643,295	£52,085,098	£85,469,342	£68,424,499	#REF!

	2017	18/19 to 22/23					23/24 to 27/28					28/29 to 32/33					33/34 to 37/38					38/39 to 42/43								
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042				
Profes	£376,980	£388,289	£399,938	£411,936	£424,294	£437,023	£450,134	£463,638	£477,547	£491,873	£506,630	£521,828	£537,483	£553,608	£570,214	£587,123	£604,942	£623,091	£641,783	£661,037	£680,868	£701,294	£722,333	£744,000	£766,323	£789,312				
TC Backfill 25 props/yr	£370,292	£381,401	£392,843	£404,628	£416,762	£429,270	£442,148	£455,412	£469,075	£483,147	£497,641	£512,571	£527,948	£543,786	£560,100	£576,903	£594,210	£612,038	£630,387	£649,309	£668,789	£688,852	£709,518	£730,803	£752,727	£775,309				
Boilers	n/a	319	369	527	808	830	565	372	91	410	27	176	130	134	105	111	319	369	527	808	830	565	372	91	410	27				
Roofing 81 per yr + Codeman	n/a	34	17	2,853	25	16	25	15	81	1,465	8	54	77	42	2	656	66	90	29	148	16	2,853	91	179	62	39	15	96	5	8
Asbestos 128 props/yr	£112,551	£115,928	£119,405	£123,988	£126,677	£130,477	£134,392	£138,424	£142,576	£146,854	£151,259	£155,797	£160,471	£165,285	£170,243	£175,351	£180,611	£186,030	£191,611	£197,359	£203,280	£209,378	£215,659	£222,129	£228,799	£235,657				
Green initiatives	£250,000	£257,500	£265,220	£273,182	£281,377	£289,815	£298,513	£307,468	£316,693	£326,193	£335,978	£346,058	£356,440	£367,133	£378,147	£389,492	£401,177	£412,212	£425,608	£440,377	£451,528	£465,074	£479,026	£493,397	£508,199	£523,444				
External Doors	£202,592	£208,670	£214,930	£221,378	£228,019	£234,860	£241,905	£249,163	£256,637	£264,337	£272,267	£280,435	£288,848	£297,513	£306,439	£315,632	£325,101	£334,854	£344,899	£355,246	£365,904	£376,881	£388,187	£399,833	£411,828	£424,183				
Structural Works	£85,552	£88,119	£90,762	£93,485	£96,290	£99,178	£102,154	£105,218	£108,375	£111,626	£114,975	£118,424	£121,977	£125,636	£129,402	£133,287	£137,284	£141,404	£145,647	£150,016	£154,516	£159,152	£163,926	£168,844	£173,910	£179,127				
Misc Kitchens	£56,273	£57,963	£59,702	£61,493	£63,338	£65,238	£67,195	£69,211	£71,287	£73,426	£75,629	£77,898	£80,235	£82,642	£85,121	£87,675	£90,305	£93,014	£95,804	£98,679	£101,639	£104,688	£107,829	£111,064	£114,395	£117,827				
Door Entry	£154,500	£159,135	£163,909	£168,826	£173,891	£179,108	£184,481	£190,016	£195,716	£201,587	£207,635	£212,864	£220,280	£226,888	£233,692	£240,706	£247,927	£253,363	£259,026	£264,917	£271,044	£287,416	£296,038	£304,914	£314,067	£323,485				
Stairlift Replacement	£33,763	£34,778	£35,821	£36,896	£38,003	£39,143	£40,317	£41,527	£42,772	£44,066	£45,377	£46,739	£48,141	£49,585	£51,073	£52,603	£54,183	£55,808	£57,483	£59,207	£60,983	£62,813	£64,699	£66,638	£68,637	£70,690				
Windows		223	136	263	4	396	250	510	478	805	1044	660	686	778	42	11	167	0	286	206	123	159	159	68	108					
Lofts	£281,377	£289,818	£298,513	£307,446	£316,692	£326,193	£335,979	£346,058	£356,440	£367,133	£378,147	£389,492	£401,177	£413,212	£425,608	£438,376	£451,527	£465,073	£479,024	£493,396	£508,199	£523,444	£539,147	£555,322	£571,582	£589,141				
Emergency Lighting	£10,130	£10,434	£10,747	£11,069	£11,401	£11,743	£12,096	£12,459	£12,832	£13,217	£13,614	£14,022	£14,441	£14,876	£15,327	£15,792	£16,270	£16,761	£17,264	£17,781	£18,312	£18,857	£19,416	£19,989	£20,576	£21,176				
Lifts	£5,305	£5,464	£5,628	£5,797	£5,971	£6,150	£6,334	£6,524	£6,720	£6,922	£7,129	£7,343	£7,564	£7,791	£8,024	£8,265	£8,513	£8,768	£9,031	£9,302	£9,581	£9,869	£10,166	£10,472	£10,784	£11,107				
Fire	£28,130	£28,982	£29,852	£30,742	£31,670	£32,627	£33,598	£34,604	£35,644	£36,714	£37,815	£38,950	£40,118	£41,327	£42,567	£43,838	£45,133	£46,460	£47,820	£49,340	£50,820	£52,345	£53,914	£55,528	£57,199	£58,931				
Damp	£80,000	£82,400	£84,872	£87,418	£90,041	£92,742	£95,524	£98,390	£101,342	£104,382	£107,513	£110,739	£114,061	£117,483	£121,007	£124,637	£128,377	£132,228	£136,199	£140,280	£144,489	£148,824	£153,288	£157,887	£162,624	£167,500				
Watermains	£18,546	£19,096	£19,669	£20,259	£20,867	£21,493	£22,138	£22,802	£23,486	£24,190	£24,916	£25,664	£26,434	£27,227	£28,044	£28,885	£29,751	£30,644	£31,563	£32,516	£33,483	£34,464	£35,470	£36,501	£37,558	£38,641				
Fire Testing 600 props/yr	£136,062	£139,114	£143,287	£147,586	£152,013	£156,574	£161,271	£166,109	£171,093	£176,225	£181,512	£186,957	£192,566	£198,343	£204,299	£210,422	£216,723	£223,237	£229,944	£236,832	£243,937	£251,255	£258,793	£266,557	£274,553	£282,790				
Elec Upgrades	£106,938	£110,147	£113,452	£116,855	£120,361	£123,973	£127,691	£131,521	£135,467	£139,531	£143,717	£148,029	£152,467	£157,044	£161,753	£166,607	£171,604	£176,754	£182,068	£187,518	£193,144	£198,938	£204,900	£211,053	£217,389	£223,900				
Sheltered	£56,273	£57,963	£59,702	£61,493	£63,338	£65,238	£67,195	£69,211	£71,287	£73,426	£75,629	£77,898	£80,235	£82,642	£85,121	£87,675	£90,305	£93,014	£95,804	£98,679	£101,639	£104,688	£107,829	£111,064	£114,395	£117,827				
Assistance to elderly	£400,000	£412,000	£424,300	£437,091	£450,204	£463,718	£477,621	£491,904	£506,570	£521,609	£537,067	£552,844	£570,304	£588,708	£607,033	£626,287	£645,883	£666,133	£687,048	£707,402	£728,244	£749,114	£766,441	£784,433	£813,118	£837,511				
Tenants Choice		49	299	387	174	486	300	201	114	203	203	252	292	192	300	327	343	388	478	414	352	249	273	240	202	195				
TC FIGS	£1																													