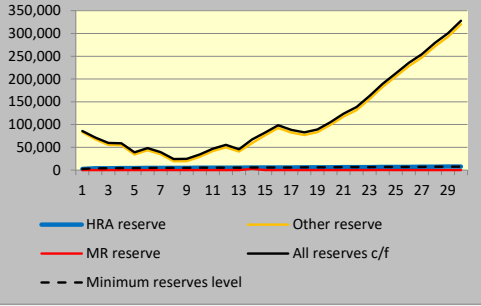


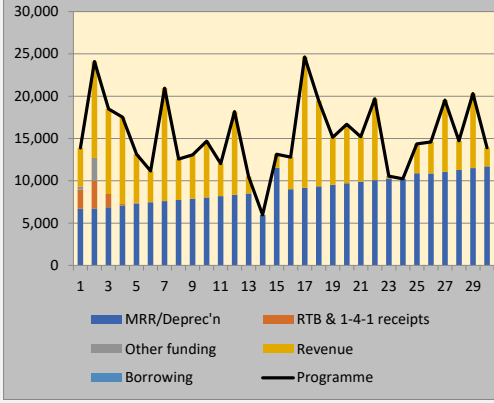
REVENUE RESERVES PROJECTION



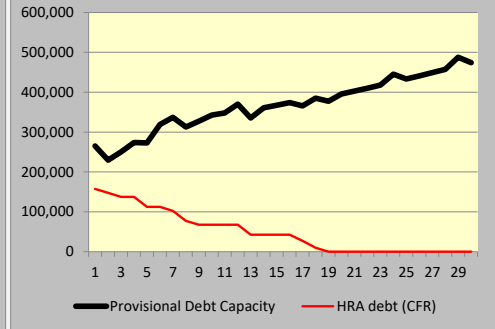
Key reserves statistics

	HRA/Oth	MRR
5 year balance	38,943	0
10 year balance	34,174	0
30 year balance	327,894	0
Minimum balance (all reserves)	24,213	

CAPITAL PROGRAMME vs CAPITAL RESOURCES



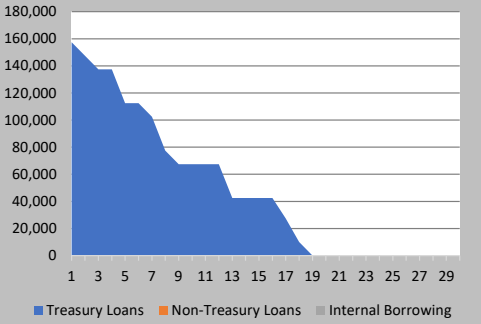
HRA DEBT PROJECTION



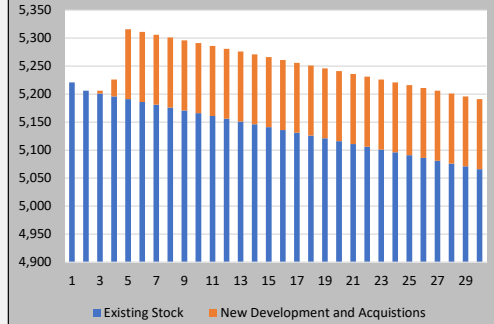
Key statistics

Provisional max debt cap	487,718	HRA CFR: Opening	Net
Max borrowing in yr 1	157,435	Closing	167,435
Headroom... min	82,250	...at yr 30	0
			474,055

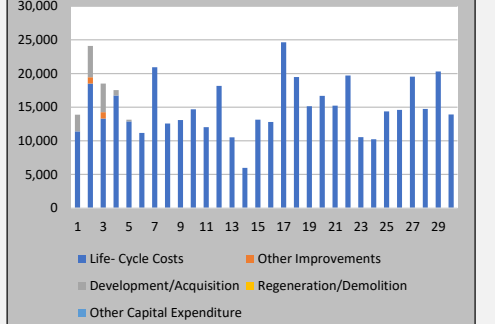
HRA DEBT ANALYSIS



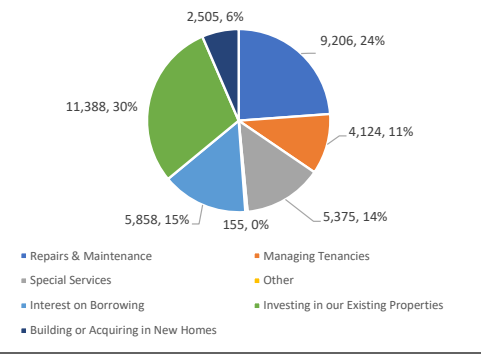
STOCK NUMBERS



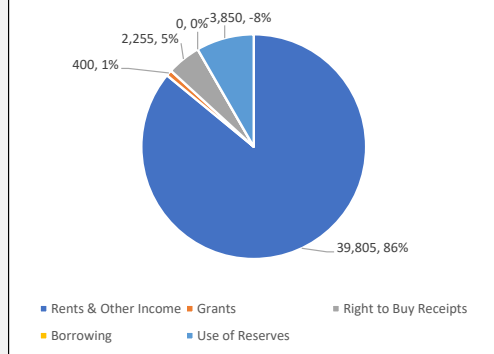
CAPITAL EXPENDITURE ANALYSIS



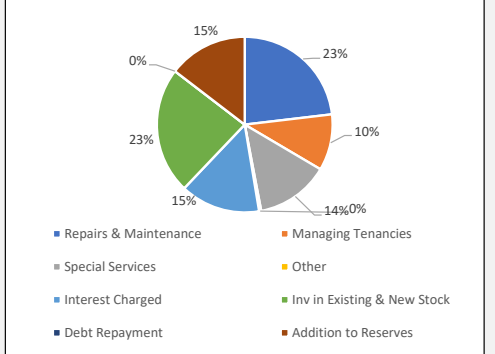
Overall HRA Expenditure



How the HRA Expenditure is Financed



How the Income is Allocated



VALUE FOR MONEY METRICS

	Yr 1	Plan Ave
1. Reinvestment	2.32%	0.02
2. New Supply Delivered	0.00%	0.02
3. Gearing	13.05%	-0.07
4. Interest Cover	229%	10.25
5. Social Housing Cost	£4,896	£6,971
6. Operating Margin	34.37%	0.36
7. Return on Capital Emp	5.31%	0.05