LAWLEY ESTATES 30 YEAR FORECAST	Budget	3.20%	2.75%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Lawley Estates I&E summary																															
Income																															
Property number	2785	2885	2985	3095	3195	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300	3300
Charge Per Property	£243	£251	£271	£279	£295	£301	£306	£313	£319	£326	£332	£338	£345	£351	£358	£365	£372	£379	£387	£394	£401	£409	£417	£425	£441	£449	£458	£466	£475	£484
Community Charges Residents	676,059	723,503	809,839	862,224	943,590	993,322	1,011,415	1,031,876	1,051,714	1,075,934	1,094,545	1,116,555	1,137,970	1,159,800	1,182,052	1,204,735	1,227,856	1,251,426	1,275,452	1,299,943	1,324,909	1,350,359	1,376,303	1,402,750	1,454,710	1,482,193	1,510,210	1,538,771	1,567,886	1,597,568
Ground Rents	3,000	3,000	3,083	3,144	3,207	3,271	3,337	3,403	3,471	3,541	3,612	3,684	3,758	3,833	3,909	3,988	4,067	4,149	4,232	4,316	4,403	4,491	4,580	4,672	4,765	4,861	4,958	5,057	5,158	5,261
Draw Down from Wear & Tear Fund	0	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Drawdown from NAPR Dowery	0	110,000	113,025	105,000	59,000	28,000	29,000	28,000	28,000	24,000	26,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	0					
Total Community Charge Income	**679,059**	**856,503**	**925,946**	**970,368**	**1,005,797**	**1,024,593**	**1,043,751**	**1,063,280**	**1,083,185**	**1,103,475**	**1,124,157**	**1,145,238**	**1,166,728**	**1,188,633**	**1,210,961**	**1,233,722**	**1,256,924**	**1,280,574**	**1,304,683**	**1,329,259**	**1,354,312**	**1,379,850**	**1,405,883**	**1,432,422**	**1,459,475**	**1,487,054**	**1,515,168**	**1,543,828**	**1,573,045**	**1,602,829**
Total Other Income	12,000	13,500	13,871	14,149	14,432	14,720	15,015	15,315	15,621	15,934	16,252	16,577	16,909	17,247	17,592	17,944	18,303	18,669	19,042	19,423	19,812	20,208	20,612	21,024	21,445	21,874	22,311	22,757	23,212	23,677
Total Income	**691,059**	**870,003**	**939,818**	**984,517**	**1,020,229**	**1,039,313**	**1,058,766**	**1,078,595**	**1,098,806**	**1,119,409**	**1,140,409**	**1,161,816**	**1,183,637**	**1,205,880**	**1,228,553**	**1,251,666**	**1,275,227**	**1,299,243**	**1,323,726**	**1,348,683**	**1,374,123**	**1,400,058**	**1,426,495**	**1,453,446**	**1,480,920**	**1,508,927**	**1,537,479**	**1,566,585**	**1,596,257**	**1,626,506**
Expenditure																															
Estate Management Costs	(411,057)	(534,371)	(549,066)	(560,047)	(571,248)	(582,673)	(594,326)	(606,213)	(618,337)	(630,704)	(643,318)	(656,184)	(669,308)	(682,694)	(696,348)	(710,275)	(724,481)	(738,970)	(753,750)	(768,825)	(784,201)	(799,885)	(815,883)	(832,200)	(848,844)	(865,821)	(883,138)	(900,801)	(918,817)	(937,193)
Estate Caretaking Costs	(64,785)	(68,477)	(70,360)	(71,767)	(73,203)	(74,667)	(76,160)	(77,683)	(79,237)	(80,822)	(82,438)	(84,087)	(85,769)	(87,484)	(89,234)	(91,018)	(92,839)	(94,696)	(96,590)	(98,521)	(100,492)	(102,502)	(104,552)	(106,643)	(108,775)	(110,951)	(113,170)	(115,433)	(117,742)	(120,097)
Community Development Costs	(89,272)	(91,281)	(93,792)	(95,667)	(97,581)	(99,532)	(101,523)	(103,554)	(105,625)	(107,737)	(109,892)	(112,090)	(114,331)	(116,618)	(118,950)	(121,329)	(123,756)	(126,231)	(128,756)	(131,331)	(133,958)	(136,637)	(139,369)	(142,157)	(145,000)	(147,900)	(150,858)	(153,875)	(156,953)	(160,092)
Office Running Costs	(29,000)	(29,667)	(30,483)	(31,092)	(31,714)	(32,349)	(32,996)	(33,656)	(34,329)	(35,015)	(35,716)	(36,430)	(37,158)	(37,902)	(38,660)	(39,433)	(40,221)	(41,026)	(41,846)	(42,683)	(43,537)	(44,408)	(45,296)	(46,202)	(47,126)	(48,068)	(49,030)	(50,010)	(51,011)	(52,031)
Administration fee	(89,117)	(92,069)	(94,601)	(96,493)	(98,423)	(100,391)	(102,399)	(104,447)	(106,536)	(108,667)	(110,840)	(113,057)	(115,318)	(117,624)	(119,977)	(122,376)	(124,824)	(127,320)	(129,867)	(132,464)	(135,113)	(137,816)	(140,572)	(143,383)	(146,251)	(149,176)	(152,160)	(155,203)	(158,307)	(161,473)
	(683,231)	**(815,865)**	**(838,301)**	**(855,067)**	**(872,169)**	**(889,612)**	**(907,404)**	**(925,552)**	**(944,063)**	**(962,945)**	**(982,204)**	**(1,001,848)**	**(1,021,885)**	**(1,042,322)**	**(1,063,169)**	**(1,084,432)**	**(1,106,121)**	**(1,128,243)**	**(1,150,808)**	**(1,173,824)**	**(1,197,301)**	**(1,221,247)**	**(1,245,672)**	**(1,270,585)**	**(1,295,997)**	**(1,321,917)**	**(1,348,355)**	**(1,375,322)**	**(1,402,829)**	**(1,430,885)**
Transfer to Wear & Tear Fund	**(77,922)**	**(102,072)**	**(103,093)**	**(130,718)**	**(132,025)**	**(133,345)**	**(134,679)**	**(136,026)**	**(137,386)**	**(138,760)**	**(140,147)**	**(141,549)**	**(142,964)**	**(144,394)**	**(145,838)**	**(147,296)**	**(148,769)**	**(150,257)**	**(151,760)**	**(153,277)**	**(154,810)**	**(156,358)**	**(157,922)**	**(159,501)**	**(161,096)**	**(162,707)**	**(164,334)**	**(165,977)**	**(167,637)**	**(169,313)**
Transfer to Eileen Hewer Community Projects Funding	**(7,500)**	**(15,000)**	**(15,413)**	**(15,721)**	**(16,035)**	**(16,356)**	**(16,683)**	**(17,017)**	**(17,357)**	**(17,704)**	**(18,058)**	**(18,419)**	**(18,788)**	**(19,164)**	**(19,547)**	**(19,938)**	**(20,336)**	**(20,743)**	**(21,158)**	**(21,581)**	**(22,013)**	**(22,453)**	**(22,902)**	**(23,360)**	**(23,827)**	**(24,304)**	**(24,790)**	**(25,286)**	**(25,792)**	**(26,307)**
Transfer to Community Association	**(5,000)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Expenditure	**(773,653)**	**(932,937)**	**(956,807)**	**(1,001,506)**	**(1,020,229)**	**(1,039,313)**	**(1,058,766)**	**(1,078,595)**	**(1,098,806)**	**(1,119,409)**	**(1,140,409)**	**(1,161,816)**	**(1,183,637)**	**(1,205,880)**	**(1,228,553)**	**(1,251,666)**	**(1,275,227)**	**(1,299,243)**	**(1,323,726)**	**(1,348,683)**	**(1,374,123)**	**(1,400,058)**	**(1,426,495)**	**(1,453,446)**	**(1,480,920)**	**(1,508,927)**	**(1,537,479)**	**(1,566,585)**	**(1,596,257)**	**(1,626,506)**
To be drawdown from infrastrusture fund	**(82,594)**	**(62,934)**	**(16,989)**	**(16,989)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Surplus/Deficit	**0**	**0**	**(0)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**(0)**	**0**	**0**	**0**	**0**	**(0)**	**(0)**	**0**	**(0)**	**(0)**	**0**	**0**	**0**	**0**	**(0)**	**0**	**0**
Arcadis' sinking fund model																															
Total Annual Contribution	£101,061	£102,072	£103,093	£130,718	£132,025	£133,345	£134,679	£136,026	£137,386	£138,760	£140,147	£141,549	£142,964	£144,394	£145,838	£147,296	£148,769	£150,257	£151,760	£153,277	£154,810	£156,358	£157,922	£159,501	£161,096	£162,707	£164,334	£165,977	£167,637	£169,313
Property number	2,785	2,885	2,985	3,095	3,195	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300
Charge per property RE Sinking fund	**£36.29**	**£35.38**	**£34.54**	**£42.24**	**£41.32**	**£40.41**	**£40.81**	**£41.22**	**£41.63**	**£42.05**	**£42.47**	**£42.89**	**£43.32**	**£43.76**	**£44.19**	**£44.64**	**£45.08**	**£45.53**	**£45.99**	**£46.45**	**£46.91**	**£47.38**	**£47.86**	**£48.33**	**£48.82**	**£49.31**	**£49.80**	**£50.30**	**£50.80**	**£51.31**
Total Charge per property																															
Community Charges Residents	676,059	723,503	809,839	862,224	943,590	993,322	1,011,415	1,031,876	1,051,714	1,075,934	1,094,545	1,116,555	1,137,970	1,159,800	1,182,052	1,204,735	1,227,856	1,251,426	1,275,452	1,299,943	1,324,909	1,350,359	1,376,303	1,402,750	1,454,710	1,482,193	1,510,210	1,538,771	1,567,886	1,597,568
Other income/ground rents	15,000	146,500	129,979	122,293	76,639	45,991	47,351	46,718	47,093	43,475	45,864	45,261	45,667	46,080	46,501	46,931	47,370	47,818	48,274	48,739	49,214	49,698	50,192	50,696	26,210	26,734	27,269	27,814	28,371	28,938
Total income	691,059	870,003	939,818	984,517	1,020,229	1,039,313	1,058,766	1,078,595	1,098,806	1,119,409	1,140,409	1,161,816	1,183,637	1,205,880	1,228,553	1,251,666	1,275,227	1,299,243	1,323,726	1,348,683	1,374,123	1,400,058	1,426,495	1,453,446	1,480,920	1,508,927	1,537,479	1,566,585	1,596,257	1,626,506
Costs by property																															
Estate Management Costs	(147.60)	(185.22)	(183.94)	(180.95)	(178.79)	(176.57)	(180.10)	(183.70)	(187.37)	(191.12)	(194.94)	(198.84)	(202.82)	(206.88)	(211.01)	(215.23)	(219.54)	(223.93)	(228.41)	(232.98)	(237.64)	(242.39)	(247.24)	(252.18)	(257.23)	(262.37)	(267.62)	(272.97)	(278.43)	(284.00)
Estate Caretaking Costs	(23.26)	(23.74)	(23.57)	(23.19)	(22.91)	(22.63)	(23.08)	(23.54)	(24.01)	(24.49)	(24.98)	(25.48)	(25.99)	(26.51)	(27.04)	(27.58)	(28.13)	(28.70)	(29.27)	(29.85)	(30.45)	(31.06)	(31.68)	(32.32)	(32.96)	(33.62)	(34.29)	(34.98)	(35.68)	(36.39)
Community Development Costs	(32.05)	(31.64)	(31.42)	(30.91)	(30.54)	(30.16)	(30.76)	(31.38)	(32.01)	(32.65)	(33.30)	(33.97)	(34.65)	(35.34)	(36.05)	(36.77)	(37.50)	(38.25)	(39.02)	(39.80)	(40.59)	(41.41)	(42.23)	(43.08)	(43.94)	(44.82)	(45.71)	(46.63)	(47.56)	(48.51)
Office Running Costs	(10.41)	(10.28)	(10.21)	(10.05)	(9.93)	(9.80)	(10.00)	(10.20)	(10.40)	(10.61)	(10.82)	(11.04)	(11.26)	(11.49)	(11.72)	(11.95)	(12.19)	(12.43)	(12.68)	(12.93)	(13.19)	(13.46)	(13.73)	(14.00)	(14.28)	(14.57)	(14.86)	(15.15)	(15.46)	(15.77)
Administration fee	(32.00)	(31.91)	(31.69)	(31.18)	(30.81)	(30.42)	(31.03)	(31.65)	(32.28)	(32.93)	(33.59)	(34.26)	(34.94)	(35.64)	(36.36)	(37.08)	(37.83)	(38.58)	(39.35)	(40.14)	(40.94)	(41.76)	(42.60)	(43.45)	(44.32)	(45.20)	(46.11)	(47.03)	(47.97)	(48.93)
Transfer to Eileen Hewer Community Projects Funding	(2.69)	(5.20)	(5.16)	(5.08)	(5.02)	(4.96)	(5.06)	(5.16)	(5.26)	(5.36)	(5.47)	(5.58)	(5.69)	(5.81)	(5.92)	(6.04)	(6.16)	(6.29)	(6.41)	(6.54)	(6.67)	(6.80)	(6.94)	(7.08)	(7.22)	(7.36)	(7.51)	(7.66)	(7.82)	(7.97)
Transfer to Community Association	(1.80)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Revised transfer to Wear & Tear Fund	(27.98)	(35.38)	(34.54)	(42.24)	(41.32)	(40.41)	(40.81)	(41.22)	(41.63)	(42.05)	(42.47)	(42.89)	(43.32)	(43.76)	(44.19)	(44.64)	(45.08)	(45.53)	(45.99)	(46.45)	(46.91)	(47.38)	(47.86)	(48.33)	(48.82)	(49.31)	(49.80)	(50.30)	(50.80)	(51.31)
	(277.79)	(323.38)	(320.54)	(323.59)	(319.32)	(314.94)	(320.84)	(326.85)	(332.97)	(339.21)	(345.58)	(352.07)	(358.68)	(365.42)	(372.29)	(379.29)	(386.43)	(393.71)	(401.13)	(408.69)	(416.40)	(424.26)	(432.27)	(440.44)	(448.76)	(457.25)	(465.90)	(474.72)	(483.71)	(492.88)
Reduced by																															
Drawdown from infrastrusture fund - unchanged	£29.66	£21.81	£5.69	£5.49	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Other income/ground rents	£5.39	£50.78	£43.54	£39.51	£23.99	£13.94	£14.35	£14.16	£14.27	£13.17	£13.90	£13.72	£13.84	£13.96	£14.09	£14.22	£14.35	£14.49	£14.63	£14.77	£14.91	£15.06	£15.21	£15.36	£7.94	£8.10	£8.26	£8.43	£8.60	£8.77
Adjusted charge per property amending Arcadis cost	**-£242.75**	**-£250.78**	**-£271.30**	**-£278.59**	**-£295.33**	**-£301.01**	**-£306.49**	**-£312.69**	**-£318.70**	**-£326.04**	**-£331.68**	**-£338.35**	**-£344.84**	**-£351.45**	**-£358.20**	**-£365.07**	**-£372.08**	**-£379.22**	**-£386.50**	**-£393.92**	**-£401.49**	**-£409.20**	**-£417.06**	**-£425.08**	**-£440.82**	**-£449.15**	**-£457.64**	**-£466.29**	**-£475.12**	**-£484.11**
Percentage Uplift/Decrease		3.31%	8.18%	2.68%	6.01%	1.92%	1.82%	2.02%	1.92%	2.30%	1.73%	2.01%	1.92%	1.92%	1.92%	1.92%	1.92%	1.92%	1.92%	1.92%	1.92%	1.92%	1.92%	1.92%	3.70%	1.89%	1.89%	1.89%	1.89%	1.89%
Property number	2,785	2,885	2,985	3,095	3,195	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300
Total community charge	(676,059)	(723,503)	(809,839)	(862,224)	(943,590)	(993,322)	(1,011,415)	(1,031,876)	(1,051,714)	(1,075,934)	(1,094,545)	(1,116,555)	(1,137,970)	(1,159,800)	(1,182,052)	(1,204,735)	(1,227,856)	(1,251,426)	(1,275,452)	(1,299,943)	(1,324,909)	(1,350,359)	(1,376,303)	(1,402,750)	(1,454,710)	(1,482,193)	(1,510,210)	(1,538,771)	(1,567,886)	(1,597,568)