

	YEAR1					YEAR 2				
	Q1	Q2	Q3	Q4	Year 1 Total	Q1	Q2	Q3	Q4	Year 2 Total
<b>Total number of leased units</b>	<b>25</b>	<b>50</b>	<b>75</b>	<b>100</b>	<b>100</b>	<b>125</b>	<b>150</b>	<b>175</b>	<b>200</b>	<b>200</b>
	£	£	£	£	£	£	£	£	£	£
Income from HB - 10% below LHA +60	54,337	108,674	163,010	217,347	543,368	271,684	326,021	380,357	434,694	1,412,756
Payments to landlords (7% below LHA)	35,997	71,994	107,991	143,988	359,970	179,985	215,982	251,979	287,976	935,922
Net Direct income	<b>18,340</b>	<b>36,680</b>	<b>55,019</b>	<b>73,359</b>	<b>183,398</b>	<b>91,699</b>	<b>110,039</b>	<b>128,378</b>	<b>146,718</b>	<b>476,834</b>
Funding from existing budgets					<b>94,000</b>					<b>0</b>
Total Funding					<b>277,398</b>					<b>476,834</b>
<b><u>Start up costs</u></b>										
Start-up costs (IT)	20,000				20,000					0
<b><u>Staff Costs</u></b>										
Existing staff costs	16,250	16,250	16,250	16,250	65,000	16,250	16,250	16,250	16,250	65,000
Additional staff costs:										
Income recovery officer part time	5,000	5,000	5,000	5,000	20,000	5,000	5,000	5,000	5,000	20,000
Housing officer	7,750	7,750	7,750	7,750	31,000	7,750	7,750	7,750	7,750	31,000
Housing officer			7,750	7,750	15,500	7,750	7,750	7,750	7,750	31,000
Housing officer					0		7,750	7,750	7,750	23,250
Housing officer					0			7,750	7,750	15,500
Housing benefit resource		3,250	3,250	3,250	9,750	3,250	3,250	3,250	3,250	13,000
Finance resource					0					0
Legal resource	2,500	2,500	2,500	2,500	10,000	2,500	2,500	2,500	2,500	10,000
<b><u>Other Costs</u></b>										
Void repairs and maintenance (£650 per unit p.a.)					32,500					97,500
Bad debt		5,000	5,000	5,000	15,000	5,000	5,000	5,000	5,000	20,000
Void rent loss at 3%		3,260	4,890	6,520	14,671	8,151	9,781	11,411	13,041	42,383
Scheme costs (advertising etc)	1,000	1,000	1,000	1,000	4,000	1,000	1,000	1,000	1,000	4,000
Insurance	2,000				2,000	2,000				2,000
Support Services					30,000					71,090
Total costs	<b>54,500</b>	<b>44,010</b>	<b>53,390</b>	<b>55,020</b>	<b>269,421</b>	<b>58,651</b>	<b>66,031</b>	<b>75,411</b>	<b>77,041</b>	<b>380,723</b>
Contingency					<b>7,977</b>					<b>96,111</b>
<b>Net Surplus</b>					<b>0</b>					<b>0</b>