

APPENDIX A

Estimated Annual Operating Costs of Spendells as a Temporary Housing Unit

| | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 |
|-----------------------------------|----------------|-------------------|----------------|----------------|----------------|----------------|
| | £ | £ | £ | £ | £ | £ |
| | | <i>Annualised</i> | | | | |
| General Fund Items | | | | | | |
| Staffing Costs | 74,078 | 75,559 | 77,070 | 78,612 | 80,184 | 81,788 |
| Non-Staffing Costs | 127,767 | 132,878 | 138,193 | 143,720 | 149,469 | 155,448 |
| Less: Income from Housing Benefit | (132,867) | (132,867) | (132,867) | (132,867) | (132,867) | (132,867) |
| Total GF Net Cost | 68,978 | 75,570 | 82,396 | 89,465 | 96,786 | 104,369 |
| HRA Costs | | | | | | |
| Repairs and Maintenance | 29,640 | 30,233 | 30,837 | 31,454 | 32,083 | 32,725 |
| Major Repairs Allowance | 28,410 | 28,978 | 29,558 | 30,149 | 30,752 | 31,367 |
| Insurance Premiums | 936 | 955 | 974 | 993 | 1,013 | 1,033 |
| Total HRA Cost | 58,986 | 60,166 | 61,369 | 62,596 | 63,848 | 65,125 |
| Total Net Cost to TDC | 127,964 | 135,736 | 143,765 | 152,062 | 160,635 | 169,494 |

Prices have been subject to inflationary assumptions across years where appropriate

| | | |
|---|----------------|-------------------------------|
| Total Homelessness Base Budget 2020/21 | 187,030 | <i>(excl. employee costs)</i> |
|---|----------------|-------------------------------|

Comparison of Annual Net Costs Across the Various Temporary Housing Options

| | A Outturn 2019/20 | B Outturn 2019/20 | C 2020/21 | D 2021/22 | E Estimates 2022/23 | F 2023/24 | G 2024/25 |
|--|-------------------------|---|----------------|----------------|---------------------------|----------------|----------------|
| | £ | £ | £ | £ | £ | £ | £ |
| Temporary Accommodation | | <i>As column A but incl. notional impact if Spendells had been operational in 2019/20</i> | | | | | |
| Spendells House | 0 | 127,964 | 135,736 | 143,765 | 152,062 | 160,635 | 169,494 |
| Block Booked HMO - Single People | 28,178 | 28,178 | 29,023 | 29,894 | 30,791 | 31,715 | 32,666 |
| Block Booked HMO - Mixed Accommodation | 128,602 | 128,602 | 138,004 | 149,734 | 162,462 | 176,271 | 191,254 |
| Bed & Breakfast | 313,492 | 10,000 | 10,300 | 10,609 | 10,927 | 11,255 | 11,593 |
| Total Cost | 470,272 | 294,744 | 313,063 | 334,003 | 356,242 | 379,875 | 405,007 |
| Of Which: | | | | | | | |
| General Fund | 470,272 | 235,758 | 252,897 | 272,634 | 293,645 | 316,027 | 339,882 |
| HRA | | 58,986 | 60,166 | 61,369 | 62,596 | 63,848 | 65,125 |
| Saving from Current Position (Column A) | | (175,528) | (157,209) | (136,269) | (114,030) | (90,397) | (65,265) |

The above figures are based on average family size and estimated length of stay in temporary accommodation

The figures above include either contractual inflation or a general inflationary uplift where relevant

| | | |
|----------------------------|-----------------|--------------|
| Total Estimated Investment | £600,000 | |
| Average Savings | £112,634 | |
| Return on Investment | 19% | |
| Payback | 5.33 | Years |