

# Derby Homes Management Fee Projections

## Appendix 2 memorandum items: max incentive scheme plus service charges (est)

### 2010/11

|                                                 | Core Fee      | Leasing Insurance | Mod Fund | Total         |            |            |
|-------------------------------------------------|---------------|-------------------|----------|---------------|------------|------------|
| Inflation 1%                                    | 107           |                   |          | 107           |            |            |
| add back contributions                          | 225           |                   |          | 225           |            |            |
| reduced base fee for lower inflation 1.25% 9/10 | -190          |                   |          | -190          |            |            |
| lease and insurance changes                     |               | -385              |          | -385          |            |            |
| remove tenants manual update                    | -20           |                   |          | -20           |            |            |
| remove stock options appraisal                  | -45           |                   |          | -45           |            |            |
| base correction                                 | 33            |                   |          | 33            |            |            |
| Stock Adjustment growth                         | 5             |                   |          | 5             |            |            |
| Stock Adjustment reductions                     | -7            |                   |          | -7            |            |            |
|                                                 | <b>10,808</b> | <b>504</b>        | <b>0</b> | <b>11,312</b> | <b>150</b> | <b>150</b> |

### 2011/12

|                                             |              |            |          |               |            |            |
|---------------------------------------------|--------------|------------|----------|---------------|------------|------------|
| Inflation                                   | 114          |            |          | 114           |            |            |
| lease and insurance changes                 | 401          | -267       |          | 134           |            |            |
| management fee reduction                    | -250         |            |          | -250          |            |            |
| transfer to repairs - management of repairs | -890         |            |          | -890          |            |            |
| service charge income for grounds           | -535         |            |          | -535          |            | 535        |
| one off extra investment transformation     | 250          |            |          | 250           |            |            |
| Stock Adjustment growth                     | 19           |            |          | 19            |            |            |
| Stock Adjustment reductions                 | -103         |            |          | -103          |            |            |
|                                             | <b>9,813</b> | <b>237</b> | <b>0</b> | <b>10,050</b> | <b>150</b> | <b>685</b> |

### 2012/13

|                             |              |          |          |              |            |            |
|-----------------------------|--------------|----------|----------|--------------|------------|------------|
| Inflation                   | 55           |          |          | 55           |            | 21         |
| remove transformation       | -250         |          |          | -250         |            |            |
| management fee reduction    | -250         |          |          | -250         |            |            |
| lease and insurance changes |              | -237     |          | -237         |            |            |
| Stock Adjustment growth     | 3            |          |          | 3            |            |            |
| Stock Adjustment reductions | -10          |          |          | -10          |            |            |
|                             | <b>9,361</b> | <b>0</b> | <b>0</b> | <b>9,361</b> | <b>150</b> | <b>706</b> |

### 2013/14

|                          |              |          |          |              |            |            |
|--------------------------|--------------|----------|----------|--------------|------------|------------|
| Inflation                | 234          |          |          | 234          |            | 21         |
| management fee reduction | -250         |          |          | -250         |            |            |
| Stock Adjustment         | -12          |          |          | -12          |            |            |
|                          | <b>9,333</b> | <b>0</b> | <b>0</b> | <b>9,333</b> | <b>150</b> | <b>727</b> |

### 2014/15

|                          |              |          |          |              |            |            |
|--------------------------|--------------|----------|----------|--------------|------------|------------|
| Inflation                | 233          |          |          | 233          |            | 22         |
| management fee reduction | -250         |          |          | -250         |            |            |
| Stock Adjustment         | -10          |          |          | -10          |            |            |
|                          | <b>9,306</b> | <b>0</b> | <b>0</b> | <b>9,306</b> | <b>150</b> | <b>749</b> |