

APPENDIX 1: HRA BUSINESS PLAN

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 1 to 10	Year 30	Year 1 to 30
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Total	2051/52	Total
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m
HOUSING REVENUE ACCOUNT													
Income													
Rental Income	(264.890)	(271.591)	(278.918)	(285.911)	(292.749)	(299.666)	(306.302)	(312.747)	(319.202)	(325.972)	(2,957.948)	(489.524)	(11,107.544)
Voids	4.389	4.514	4.649	4.791	4.936	5.057	5.182	5.300	5.421	5.547	49.786	8.768	192.216
Net Rental Income	(260.501)	(267.077)	(274.269)	(281.120)	(287.813)	(294.609)	(301.120)	(307.447)	(313.781)	(320.425)	(2,908.162)	(480.756)	(10,915.328)
Service Charges / Other Income	(27.187)	(27.559)	(28.351)	(29.133)	(29.736)	(30.274)	(30.804)	(30.857)	(31.377)	(31.864)	(297.142)	(42.362)	(1,030.532)
Total Revenue Income	(287.688)	(294.636)	(302.620)	(310.253)	(317.549)	(324.883)	(331.924)	(338.304)	(345.158)	(352.289)	(3,205.304)	(523.118)	(11,945.860)
Expenditure													
Repairs	75.394	74.388	75.193	76.679	78.202	79.714	80.886	82.491	84.099	85.782	792.828	127.052	2,914.841
Management	69.618	70.750	72.317	73.918	75.556	77.231	78.942	80.694	82.482	84.312	765.820	130.925	2,907.088
Bad Debt Provision	5.546	5.558	5.635	5.259	3.973	4.185	4.408	4.645	4.896	5.161	49.266	0.000	225.076
Estate Costs	20.534	21.001	21.674	22.221	22.778	23.298	23.829	24.373	24.930	25.499	230.137	40.103	882.384
Capital Financing - Loan Redemption	0.000	0.000	0.000	9.992	10.290	14.182	12.501	11.733	21.013	24.907	104.618	5.723	697.886
Capital Financing - Interest and Other Costs	47.903	49.134	50.711	50.037	49.818	49.770	49.201	49.343	43.144	42.230	481.291	20.938	1,089.416
Contribution to Capital	68.693	73.805	77.090	72.147	76.932	76.503	82.157	85.025	84.594	84.398	781.344	198.377	3,229.169
Total Revenue Expenditure	287.688	294.636	302.620	310.253	317.549	324.883	331.924	338.304	345.158	352.289	3,205.304	523.118	11,945.860
Net (Surplus) / Deficit	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
CAPITAL ACCOUNT													
Investment													
Housing Improvement Programme	85.136	71.735	60.463	61.199	61.942	62.689	63.497	64.236	65.115	65.941	661.953	85.737	2,182.231
Redevelopment / Clearance	54.611	82.142	70.461	69.492	55.359	40.593	29.665	20.640	28.697	34.832	486.492	51.759	1,350.157
Adaptations and Other Investment	4.000	4.000	6.350	6.927	7.005	7.085	11.154	12.695	9.079	7.672	75.967	83.830	691.557
Total Investment	143.747	157.877	137.274	137.618	124.306	110.367	104.316	97.571	102.891	108.445	1,224.412	221.326	4,223.945
Financing													
Receipts / Grants / Other	(37.637)	(60.913)	(51.821)	(65.471)	(47.374)	(33.864)	(20.570)	(12.546)	(18.297)	(24.047)	(372.540)	(22.949)	(924.249)
New Borrowing	(37.417)	(23.159)	(8.363)	0.000	0.000	0.000	(1.589)	0.000	0.000	0.000	(70.528)	0.000	(70.528)
Contribution from Revenue	(68.693)	(73.805)	(77.090)	(72.147)	(76.932)	(76.503)	(82.157)	(85.025)	(84.594)	(84.398)	(781.344)	(198.377)	(3,229.16