

Appendix 1: Housing Revenue Account 10 Year 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
	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total	2051/52	Total
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m
HOUSING REVENUE ACCOUNT													
Income													
Rental Income	(280.515)	(293.055)	(300.971)	(308.738)	(316.135)	(323.386)	(330.624)	(337.812)	(345.114)	(352.579)	(3,188.929)	(525.766)	(11,969.934)
Voids	4.637	4.848	5.004	5.163	5.291	5.425	5.554	5.685	5.819	5.957	53.383	9.382	206.044
Net Rental Income	(275.878)	(288.207)	(295.967)	(303.575)	(310.844)	(317.961)	(325.070)	(332.127)	(339.295)	(346.622)	(3,135.546)	(516.384)	(11,763.890)
Service Charges / Other Income	(27.716)	(28.460)	(29.016)	(29.505)	(29.974)	(30.328)	(30.216)	(30.673)	(31.481)	(28.225)	(295.594)	(36.825)	(936.326)
Total Revenue Income	(303.594)	(316.667)	(324.983)	(333.080)	(340.818)	(348.289)	(355.286)	(362.800)	(370.776)	(374.847)	(3,431.140)	(553.209)	(12,700.216)
Expenditure													
Repairs	79.093	81.363	82.611	83.825	85.044	86.071	87.448	88.841	90.266	91.695	856.257	104.596	3,002.102
Management	80.793	81.934	83.270	85.321	87.254	89.232	91.254	93.323	95.439	97.603	885.423	153.021	3,377.653
Bad Debt Provision	5.558	5.635	5.259	3.973	4.185	4.408	4.645	4.896	5.161	5.441	49.161	13.034	246.976
Estate Costs	24.497	25.393	26.083	26.740	27.345	27.963	28.595	29.242	29.903	30.580	276.341	47.899	1,056.761
Capital Financing - Loan Redemption	0.000	0.000	0.000	5.693	10.290	11.549	11.381	21.214	20.279	20.764	101.170	70.723	957.674
Capital Financing - Interest and Other Costs	50.273	55.501	58.254	60.414	62.444	64.248	67.257	61.338	62.704	56.118	598.551	42.615	1,806.582
Contribution to Capital	63.380	66.841	69.506	67.114	64.256	64.818	64.706	63.946	67.024	72.646	664.237	121.321	2,252.468
Total Revenue Expenditure	303.594	316.667	324.983	333.080	340.818	348.289	355.286	362.800	370.776	374.847	3,431.140	553.209	12,700.216
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	179.678	145.463	101.199	101.942	102.689	103.497	104.236	105.115	105.941	106.840	1,156.600	86.828	2,696.869
Redevelopment / Clearance	57.351	85.061	74.480	51.359	39.779	46.251	35.955	31.047	35.913	40.095	497.291	52.543	1,361.489
Adaptations and Other Investment	4.000	6.350	6.927	7.005	7.085	7.167	7.500	7.585	7.672	7.825	69.116	20.755	226.535
Total Investment	241.029	236.874	182.606	160.306	149.553	156.915	147.691	143.747	149.526	154.760	1,723.007	160.126	4,284.893
Financing													
Receipts / Grants / Other	(82.550)	(62.244)	(48.815)	(49.978)	(37.675)	(29.171)	(11.130)	(19.315)	(26.192)	(27.115)	(394.185)	(29.837)	(1,156.835)
New Borrowing	(95.099)	(107.789)	(64.285)	(43.214)	(47.622)	(62.926)	(71.855)	(60.486)	(56.310)	(54.999)	(664.585)	(8.968)	(875.590)
Contribution from Revenue	(63.380)	(66.841)	(69.506)	(67.114)	(64.256)	(64.818)	(64.706)	(63.946)	(67.024)	(72.646)	(664.237)	(121.321)	(2,252.468)
Total Financing	(241.029)	(236.874)	(182.606)	(160.306)	(149.553)	(156.915)	(147.691)	(143.747)	(149.526)	(154.760)	(1,723.007)	(160.126)	(4,284.893)
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