

HRA Business Plan

Year	2016.17	2017.18	2018.19	2019.20	2020.21	2021.22	2022.23	2023.24	2024.25	2025.26	2023-28	2028-33	2033-38	2038-43
£'000	1	2	3	4	5	6	7	8	9	10	11-15	16-20	21-25	26-30
INCOME:														
Rental Income	55,821	55,177	54,561	53,812	55,399	57,224	58,996	60,815	62,691	64,624	354,263	412,309	479,812	558,309
Void Losses	-448	-442	-440	-435	-449	-466	-480	-495	-510	-526	-2,883	-3,355	-3,904	-4,542
Service Charges	865	891	917	945	973	1,002	1,032	1,063	1,095	1,128	6,170	7,152	8,291	9,612
Non-Dwelling Income	80	82	85	87	90	93	96	98	101	104	571	662	767	889
Grants & Other Income	529	543	557	572	588	604	621	638	655	673	3,656	4,195	4,820	5,545
Total Income	56,846	56,250	55,681	54,982	56,601	58,457	60,264	62,120	64,033	66,004	361,777	420,962	489,787	569,813
EXPENDITURE:														
General & Special Management	-12,031	-12,675	-13,140	-13,613	-14,074	-14,544	-15,013	-15,463	-15,927	-16,405	-89,708	-103,996	-120,560	-139,762
Other Management	-14	-14	-15	-15	-16	-16	-17	-17	-18	-18	-100	-116	-134	-156
Bad Debt Provision	-249	-1,099	-1,084	-1,067	-1,099	-860	-886	-914	-942	-659	-3,611	-4,202	-4,889	-5,689
Responsive & Cyclical Repairs	-10,722	-11,912	-12,277	-12,597	-12,957	-13,361	-13,781	-14,259	-14,688	-15,150	-82,686	-95,385	-110,033	-126,926
Total Revenue Expenditure	-23,016	-25,700	-26,515	-27,293	-28,147	-28,780	-29,697	-30,653	-31,575	-32,231	-176,104	-203,699	-235,616	-272,532
Interest Paid	-11,643	-11,603	-11,594	-11,558	-11,486	-11,385	-11,302	-11,266	-11,209	-11,134	-53,790	-48,340	-39,699	-27,191
Finance Administration	0	0	0	0	0	0	0	0	0	0	-2	-8	-34	-11
Interest Received	135	217	192	154	113	68	71	75	76	75	406	461	536	799
Depreciation	-9,485	-11,025	-11,380	-11,634	-11,956	-12,301	-12,645	-12,998	-13,362	-13,735	-74,653	-85,677	-98,319	-112,813
Net Operating Income	12,837	8,139	6,384	4,652	5,125	6,059	6,692	7,278	7,964	8,978	57,633	83,700	116,656	158,064
APPROPRIATIONS:														
Revenue New Build Reserve	-13,005	6,000	9,349	2,201	1,985	0	0	0	0	0	0	0	0	0
Revenue Contribution to Capital	0	-12,843	-17,032	-4,219	-9,721	-5,971	-6,487	-7,029	-8,140	-8,885	-57,123	-83,084	-115,805	-154,872
Total Appropriations	-13,005	-6,843	-7,683	-2,018	-7,736	-5,971	-6,487	-7,029	-8,140	-8,885	-57,123	-83,084	-115,805	-154,872
ANNUAL CASHFLOW														
Opening Balance	2,893	2,725	4,021	2,721	5,355	2,744	2,832	3,037	3,285	3,108	3,201	3,712	4,328	5,179
Closing Balance	2,725	4,021	2,721	5,355	2,744	2,832	3,037	3,285	3,108	3,201	3,712	4,328	5,179	8,370

This excerpt was taken from the most recent version of the HRA 30-year business plan, approved by Cabinet in February 2017.