

Housing Revenue Account

1. HRA MTFP 2020-21 to 2022-23 & 30 Year Business Plan

	HRA MTFP 2020-21 to 2022-23				HRA 30 Year Business Plan					
	2019-20	2020-21	2021-22	2022-23	2024-25	2029-30	2034-35	2039-40	2044-45	2049-50
	Expected Outturn £000	Projection £000	Projection £000	Projection £000	Projection £'000	Projection £'000	Projection £'000	Projection £'000	Projection £'000	Projection £'000
Income										
Dwelling Rents (including voids)	-28,852	-29,538	-30,492	-31,940	-34,023	-38,507	-43,792	-49,628	-56,462	-64,214
Non Dwelling Income	-2,053	-2,073	-2,094	-2,114	-2,157	-2,267	-2,383	-2,504	-2,632	-2,766
Interest on balances and investments	-200	-200	-97	-67	-75	-75	-75	-75	-75	-75
Total Income	-31,105	-31,811	-32,683	-34,121	-36,255	-40,849	-46,250	-52,207	-59,169	-67,055
Expenditure										
Repairs and Maintenance	8,402	8,498	8,871	9,261	10,094	12,521	15,535	19,107	22,836	27,377
Supervision and Management	6,739	7,217	7,403	7,595	7,995	9,090	10,342	11,772	13,408	15,280
Rents, Rates, Taxes and Other Charges	1,650	1,845	1,900	1,957	2,076	2,407	2,790	3,235	3,750	4,347
Depreciation & Impairment of Fixed assets	9,087	9,197	9,460	9,746	10,135	10,652	11,196	11,767	12,367	12,998
Provision for the write off of bad debt	450	447	467	489	694	785	889	1,007	1,146	1,303
Capital Charges - Interest	3,855	4,167	4,506	4,862	5,055	5,057	5,051	5,054	5,128	5,141
Total Expenditure	30,183	31,371	32,607	33,910	36,049	40,512	45,803	51,942	58,635	66,446
Operating Surplus on HRA Services	-922	-440	-76	-211	-206	-337	-447	-265	-534	-609
HRA Reserve brought forward	-28,812	-27,734	-25,384	-19,210	-13,581	-14,911	-14,808	-13,936	-13,983	-14,731
Contribution to Investment Programme	2,000	2,790	6,250	6,250	-	500	500	500	500	500
HRA Reserve carried forward	-27,734	-25,384	-19,210	-13,171	-13,787	-14,748	-14,755	-13,701	-14,017	-14,840

	2020-21	2021-22	2022-23	Total 2020-21 to 2022-23
	Projection	Projection	Projection	Projection
	£000	£000	£000	£000
Affordable Homes and Other Projects	16,831	16,700	16,700	50,231
Major Repairs Expenditure	10,196	9,491	9,725	29,412
	27,027	26,191	26,425	79,643
Funded by :-				
Contribution from Major Repairs Reserve	-10,196	-9,491	-9,725	-29,412
Contribution from Capital Investment Reserve	-5,940	-6,250	-6,250	-18,440
Contribution from Capital Receipts Reserve	-1,951	-700	-700	-3,351
Borrowing	-5,940	-6,250	-6,250	-18,440
External Funding / Homes England	-3,000	-3,500	-3,500	-10,000
	-27,027	-26,191	-26,425	-79,643

3. HRA Reserves

Major Repairs Reserve

	2020-21	2021-22	2022-23
	Projection	Projection	Projection
	£000	£000	£000
Balance brought forward	-4,223	-3,224	-3,193
Depreciation	-9,197	-9,460	-9,746
Major Repairs Capital Programme	9,665	8,955	9,184
Chronically Sick and Disabled Persons	531	536	541
Balance carried forward	-3,224	-3,193	-3,214

Capital Investment Reserve

	2020-21	2021-22	2022-23
	Projection	Projection	Projection
	£000	£000	£000
Balance brought forward	-3,150	-	-
Contribution from HRA	-2,790	-6,250	-6,250
Contribution to Housing Investment Programme	5,940	6,250	6,250
Balance carried forward	0	0	0

Capital Receipts Reserve

	2020-21	2021-22	2022-23
	Projection	Projection	Projection
	£000	£000	£000
Balance brought forward	-1,251	-	-
Capital Receipts- RTB Sales	-700	-700	-700
Contribution to Housing Investment Programme	1,951	700	700
Balance carried forward	0	0	0