

HRA MTFP 2017/18 - 2022/23

HRA 30 Year Business Plan

	2017.18	2018.19	2019.20	2020.21	2021.22	2022.23	2027.28	2032.33	2037.38	2042.43	2047.48
	Estimated outturn	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<b>Income</b>											
Dwelling Rents (Gross)	-30,602	-30,059	-29,646	-30,446	-31,295	-32,186	-36,627	-41,317	-46,608	-52,575	-59,431
Voids	714	597	589	605	623	640	548	617	696	785	888
Non Dwelling Income	-2,037	-2,038	-2,058	-2,079	-2,100	-2,121	-2,229	-2,343	-2,462	-2,588	-2,720
Interest on balances and investments	-109	-50	-51	-51	-52	-52	-55	-57	-60	-63	-67
Contribution from Balances	0	0	0	0	0	0	0	0	0	0	0
<b>Total Income</b>	<b>-32,034</b>	<b>-31,550</b>	<b>-31,166</b>	<b>-31,971</b>	<b>-32,824</b>	<b>-33,719</b>	<b>-38,363</b>	<b>-43,100</b>	<b>-48,434</b>	<b>-54,441</b>	<b>-61,330</b>
<b>Expenditure</b>											
Repairs and Maintenance	7,702	7,970	8,246	8,531	8,827	9,133	10,829	12,840	15,225	18,053	21,409
Supervision and Management	6,188	6,432	6,566	6,703	6,844	6,988	7,768	8,655	9,666	10,819	12,136
Rents, Rates, Taxes and Other Charges	1,664	1,714	1,766	1,819	1,873	1,929	2,237	2,593	3,006	3,484	4,039
Depreciation and Impairment of Fixed assets	9,278	9,464	9,653	9,846	10,043	10,244	11,310	12,487	13,787	15,222	16,806
Debt Management Expenses	25	25	26	27	28	28	33	38	44	51	59
Premiums & Discounts	-31	-31	-15	0	0	0	0	0	0	0	0
Provision for the write off of bad debt	454	742	732	752	773	636	723	816	920	1,038	1,174
Contingency Expenses	44	50	52	53	35	50	58	67	78	90	105
Capital Charges - Interest	4,144	4,144	4,027	3,902	3,901	3,902	3,757	3,746	3,746	3,798	3,804
<b>Total Expenditure</b>	<b>29,468</b>	<b>30,510</b>	<b>31,053</b>	<b>31,633</b>	<b>32,324</b>	<b>32,910</b>	<b>36,715</b>	<b>41,242</b>	<b>46,472</b>	<b>52,555</b>	<b>59,532</b>
<b>Operating Surplus on HRA Services</b>	<b>-2,566</b>	<b>-1,040</b>	<b>-113</b>	<b>-338</b>	<b>-500</b>	<b>-809</b>	<b>-1,648</b>	<b>-1,858</b>	<b>-1,962</b>	<b>-1,886</b>	<b>-1,798</b>
<b>HRA Balances B/fwd</b>	<b>-23,552</b>	<b>-26,118</b>	<b>-24,858</b>	<b>-19,971</b>	<b>-15,059</b>	<b>-10,059</b>	<b>-12,208</b>	<b>-11,295</b>	<b>-10,837</b>	<b>-10,657</b>	<b>-9,913</b>
Revenue Contribution to Investment Reserve	0	2,000	5,000	5,000	5,000	0	1,500	2,000	2,000	2,000	2,000
Revenue Contribution to Capital Expenditure	0	300	0	0	0	0	0	0	0	0	0
Revenue Contribution to Loan Reserve	0	0	0	250	500	500	0	0	0	0	0
<b>HRA Balances C/fwd</b>	<b>-26,118</b>	<b>-24,858</b>	<b>-19,971</b>	<b>-15,059</b>	<b>-10,059</b>	<b>-10,368</b>	<b>-12,356</b>	<b>-11,153</b>	<b>-10,799</b>	<b>-10,543</b>	<b>-9,711</b>
<b>NB: Minimum Required balances</b>	<b>-2,829</b>	<b>-2,913</b>	<b>-3,001</b>	<b>-3,091</b>	<b>-3,184</b>	<b>-3,279</b>	<b>-3,801</b>	<b>-4,407</b>	<b>-5,109</b>	<b>-5,922</b>	<b>-6,866</b>
<b>Investment Reserve</b>											
	2017.18	2018.19	2019.20	2020.21	2021.22	2022.23	2027.28	2032.33	2037.38	2042.43	2047.48
	Estimated outturn	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection
Balance B/f	-1	-7	0	0	0	0	0	0	0	0	0
Annual Provision	0	-2,000	-5,000	-5,000	-5,000	0	-1,500	-2,000	-2,000	-2,000	-2,000
Usable capital receipts	-690	-300	-200	-200	-150	-150	-125	-125	-125	-125	-125
Expenditure	684	307	200	200	150	150	125	125	125	125	125
Potential Spend on Investment	0	2,000	5,000	5,000	5,000	0	1,500	2,000	2,000	2,000	2,000
<b>Balance c/f</b>	<b>-7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Loan Reserve</b>											
	2017.18	2018.19	2019.20	2020.21	2021.22	2022.23	2027.28	2032.33	2037.38	2042.43	2047.48
	Estimated outturn	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection
Balance B/f	0	0	0	0	-250	-750	0	0	0	0	0
Annual Provision	0	0	0	-250	-500	-500	0	0	0	0	0
Loan repayment - Existing Loans	0	10,000	15,261	0	0	500	0	0	0	0	0
Loan refinance	0	-10,000	-15,261	0	0	0	0	0	0	0	0
<b>Balance c/f</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-250</b>	<b>-750</b>	<b>-750</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Notional HRA Balances</b>	<b>-26,125</b>	<b>-24,858</b>	<b>-19,971</b>	<b>-15,309</b>	<b>-10,809</b>	<b>-11,118</b>	<b>-12,356</b>	<b>-11,153</b>	<b>-10,799</b>	<b>-10,543</b>	<b>-9,711</b>