

Housing Revenue Account MTFP and Business Plan

Appendix 1

1. HRA MTFP 2023-24 to 2026-27 & 30 Year Business Plan

	2022-23	HRA MTFP 2023-24 to 2026-27				HRA 30 Year Business Plan				
	Expected Outturn	2023-24	2024-25	2025-26	2026-27	2031-32	2036-37	2041-42	2046-47	2052-53
	£m	Projection £m	Projection £m	Projection £m	Projection £m	Projection £m	Projection £m	Projection £m	Projection £m	Projection £m
Income										
Dwelling Rents (including voids)	(30.023)	(32.643)	(33.667)	(35.335)	(36.620)	(41.824)	(47.030)	(52.833)	(59.292)	(67.996)
Non Dwelling Income	(3.057)	(3.180)	(3.211)	(3.244)	(3.276)	(3.443)	(3.619)	(3.804)	(3.998)	(4.244)
Interest on balances and investments	(1.006)	(1.000)	(0.650)	(0.390)	(0.300)	(0.150)	(0.175)	(0.175)	(0.175)	(0.175)
Total Income	(34.086)	(36.823)	(37.528)	(38.969)	(40.196)	(45.417)	(50.824)	(56.812)	(63.465)	(72.415)
Expenditure										
Repairs and Maintenance	8.780	9.196	9.755	10.182	10.628	13.172	16.330	20.240	23.412	27.395
Supervision and Management	7.182	8.352	8.602	8.861	9.126	10.580	12.265	14.219	16.483	19.682
Rents, Rates, Taxes and Other Charges	3.333	3.699	3.549	3.603	3.709	4.241	4.915	5.697	6.603	7.883
Depreciation & Impairment of Fixed assets	10.175	10.336	10.478	10.766	11.011	11.484	11.774	12.071	12.376	12.752
Provision for the write off of bad debt	0.466	0.557	0.520	0.535	0.555	0.633	0.711	0.799	0.897	1.028
Capital Charges - Interest	4.214	4.371	4.000	3.820	3.820	3.794	3.789	3.786	3.694	3.675
Total Expenditure	34.150	36.511	36.904	37.767	38.849	43.904	49.784	56.812	63.465	72.415
Operating Surplus on HRA Services	0.064	(0.312)	(0.624)	(1.202)	(1.347)	(1.513)	(1.040)	0.000	0.000	0.000
HRA Reserve brought forward	(29.873)	(29.809)	(29.121)	(21.585)	(15.302)	(14.241)	(16.081)	(14.421)	(14.421)	(14.421)
Contribution to Capital Investment Reserve	-	1.000	8.160	7.485	7.355	1.000	1.000	-	-	-
HRA Reserve carried forward	(29.809)	(29.121)	(21.585)	(15.302)	(9.294)	(14.754)	(16.121)	(14.421)	(14.421)	(14.421)

2. HRA Capital Programme 2023-24 to 2026-27

	2022-23	2023-24	2024-25	2025-26	2026-27	Total 2023-24 to 2026-27
	Expected Outturn	Projection	Projection	Projection	Projection	Projection
	£m	£m	£m	£m	£m	£m
Affordable Housing Investment Programme	3.132	8.117	14.730	11.115	11.055	45.017
Major Repairs Programme	9.691	11.520	9.523	9.748	9.894	40.685
	12.823	19.637	24.253	20.863	20.949	85.702
Funded by:						
Contribution from Major Repairs Reserve	(10.291)	(12.120)	(10.123)	(10.348)	(10.494)	(43.085)
Contribution from Capital Investment Reserve	(1.177)	(1.891)	(8.269)	(7.370)	(7.400)	(24.930)
Contribution from Capital Receipts Reserve	(1.111)	(3.889)	(2.580)	(1.155)	(0.955)	(8.579)
External Funding / Homes England	(0.244)	(1.737)	(3.281)	(1.990)	(2.100)	(9.108)
	(12.823)	(19.637)	(24.253)	(20.863)	(20.949)	(85.702)

3. HRA Reserves

Major Repairs Reserve

Balance brought forward
 Depreciation
 Major Repairs Capital Programme
 Contribution to the Capital Programme
Balance carried forward

	2023-24	2024-25	2025-26	2026-27
	Projection	Projection	Projection	Projection
	£m	£m	£m	£m
Balance brought forward	(10.096)	(8.312)	(8.667)	(9.085)
Depreciation	(10.336)	(10.478)	(10.766)	(11.011)
Major Repairs Capital Programme	11.520	9.523	9.748	9.894
Contribution to the Capital Programme	0.600	0.600	0.600	0.600
Balance carried forward	(8.312)	(8.667)	(9.085)	(9.602)

Capital Investment Reserve

Balance brought forward
 Contribution from HRA
 Contribution to Housing Investment Programme
Balance carried forward

	2023-24	2024-25	2025-26	2026-27
	Projection	Projection	Projection	Projection
	£m	£m	£m	£m
Balance brought forward	(1.000)	(0.109)	-	(0.115)
Contribution from HRA	(1.000)	(8.160)	(7.485)	(7.355)
Contribution to Housing Investment Programme	1.891	8.269	7.370	7.400
Balance carried forward	(0.109)	-	(0.115)	(0.070)

Capital Receipts Reserve

Balance brought forward
 Capital Receipts - RTB Sales
 Contribution to the Capital Programme
Balance carried forward

2023-24	2024-25	2025-26	2026-27
Projection	Projection	Projection	Projection
£m	£m	£m	£m
(4.657)	(1.768)	(0.188)	(0.033)
(1.000)	(1.000)	(1.000)	(1.000)
3.889	2.580	1.155	0.955
(1.768)	(0.188)	(0.033)	(0.078)