

Housing Revenue Account MTFP and Business Plan

Appendix 1

1. HRA MTFP 2024-25 to 2027-28 & 30 Year Business Plan

	2023-24	HRA MTFP 2024-25 to 2027-28				2032-33	HRA 30 Year Business Plan			
	Expected Outturn	2024-25	2025-26	2026-27	2027-28		2037-38	2042-43	2047-48	2053-54
	£m	Projection £m	Projection £m	Projection £m	Projection £m		Projection £m	Projection £m	Projection £m	Projection £m
Income										
Dwelling Rents (including voids)	(32.408)	(35.111)	(36.240)	(37.674)	(38.985)	(44.783)	(50.592)	(57.043)	(64.185)	(73.856)
Non Dwelling Income	(3.180)	(3.336)	(3.369)	(3.403)	(3.437)	(3.612)	(3.797)	(3.990)	(4.194)	(4.452)
Interest on balances and investments	(1.721)	(1.440)	(0.700)	(0.500)	(0.250)	(0.100)	(0.100)	(0.100)	(0.100)	(0.100)
Total Income	(37.309)	(39.887)	(40.309)	(41.577)	(42.672)	(48.495)	(54.489)	(61.133)	(68.479)	(78.408)
Expenditure										
Repairs and Maintenance	10.078	10.586	11.047	11.530	12.032	14.727	18.241	21.146	24.514	29.271
Supervision and Management	7.722	8.917	9.074	9.346	9.626	11.159	12.937	14.997	17.386	20.760
Rents, Rates, Taxes and Other Charges	3.699	3.968	3.747	3.858	3.973	4.602	5.330	6.174	7.154	8.537
Depreciation & Impairment of Fixed assets	10.518	10.686	11.014	11.304	11.366	12.077	12.693	13.341	14.021	14.884
Provision for the write off of bad debt	0.556	0.411	0.422	0.436	0.449	0.502	0.560	0.625	0.697	0.794
Capital Charges - Interest	4.709	4.451	4.209	3.997	4.001	3.975	3.975	3.975	3.974	3.937
Total Expenditure	37.282	39.019	39.513	40.471	41.447	47.042	53.736	60.258	67.746	78.183
Operating Surplus on HRA Services	(0.027)	(0.868)	(0.796)	(1.106)	(1.225)	(1.453)	(0.753)	(0.875)	(0.733)	(0.225)
HRA Reserve brought forward	(29.148)	(28.175)	(19.193)	(13.177)	(13.483)	(14.839)	(15.890)	(15.035)	(14.252)	(13.558)
Contribution to Capital Investment Reserve	1.000	9.850	6.812	0.800	1.000	1.000	1.000	1.000	1.000	-
HRA Reserve carried forward	(28.175)	(19.193)	(13.177)	(13.483)	(13.708)	(15.292)	(15.643)	(14.910)	(13.985)	(13.783)

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2. HRA Capital Programme 2024-25 to 2027-28

2023-24	2024-25	2025-26	2026-27	2027-28	Total 2024-25 to 2027-28	
Expected Outturn	Projection	Projection	Projection	Projection	Projection	
£m	£m	£m	£m	£m	£m	
Affordable Housing Investment Programme	6.799	20.603	14.461	3.455	2.915	41.434
Major Repairs Programme	10.649	11.116	11.231	11.246	11.161	44.754
	17.448	31.719	25.692	14.701	14.076	86.188
Funded by:						
Contribution from Major Repairs Reserve	(11.015)	(12.316)	(11.831)	(11.846)	(11.161)	(47.154)
Contribution from Capital Investment Reserve	(1.177)	(11.413)	(6.812)	(0.800)	(1.000)	(20.025)
Contribution from Capital Receipts Reserve	(2.395)	(4.246)	(3.456)	(1.655)	(1.655)	(11.012)
External Funding / Homes England	(2.861)	(3.744)	(3.593)	(0.400)	(0.260)	(7.997)
	(17.448)	(31.719)	(25.692)	(14.701)	(14.076)	(86.188)

3. HRA Reserves

Major Repairs Reserve

	2024-25	2025-26	2026-27	2027-28
	Projection	Projection	Projection	Projection
	£m	£m	£m	£m
Balance brought forward	(9.722)	(8.092)	(7.275)	(6.733)
Depreciation	(10.686)	(11.014)	(11.304)	(11.366)
Major Repairs Capital Programme	11.116	11.231	11.246	11.161
Contribution to the Capital Programme	1.200	0.600	0.600	-
Balance carried forward	(8.092)	(7.275)	(6.733)	(6.938)

Capital Investment Reserve

	2024-25	2025-26	2026-27	2027-28
	Projection	Projection	Projection	Projection
	£m	£m	£m	£m
Balance brought forward	(1.563)	-	-	-
Contribution from HRA	(9.850)	(6.812)	(0.800)	(1.000)
Contribution to Housing Investment Programme	11.413	6.812	0.800	1.000
Balance carried forward	-	-	-	-

Capital Receipts Reserve

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

2024-25	2025-26	2026-27	2027-28
Projection	Projection	Projection	Projection
£m	£m	£m	£m
(7.842)	(4.596)	(2.140)	(1.485)
(1.000)	(1.000)	(1.000)	(1.000)
4.246	3.456	1.655	1.655
(4.596)	(2.140)	(1.485)	(0.830)