

Housing Revenue Account MTFP and Business Plan

1. HRA MTFP 2021-22 to 2023-24 & 30 Year Business Plan

	HRA MTFP 2021-22 to 2023-24					HRA 30 Year Business Plan				
	2020-21	2021-22	2022-23	2023-24	2025-26	2030-31	2035-36	2040-41	2045-46	2050-51
	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)	-29,160	-29,465	-30,428	-31,682	-34,202	-38,735	-43,844	-49,752	-56,607	-64,384
Non Dwelling Income	-2,522	-2,564	-2,591	-2,617	-2,669	-2,806	-2,949	-3,099	-3,257	-3,423
Interest on balances and investments	-200	-74	-31	-24	-50	-50	-50	-50	-50	-50
Total Income	-31,882	-32,103	-33,050	-34,323	-36,921	-41,591	-46,843	-52,901	-59,914	-67,857
Expenditure										
Repairs and Maintenance	8,342	7,944	8,294	8,659	9,439	11,712	14,537	18,048	22,108	26,837
Supervision and Management	6,628	6,865	7,039	7,217	7,588	8,605	9,764	11,086	12,594	14,317
Rents, Rates, Taxes and Other Charges	3,389	3,392	3,494	3,599	3,818	4,426	5,131	5,948	6,896	7,994
Depreciation & Impairment of Fixed assets	9,178	9,303	9,623	9,924	10,239	10,762	11,311	11,888	12,494	13,131
Provision for the write off of bad debt	447	550	567	590	526	595	674	765	870	989
Capital Charges - Interest	3,630	3,433	3,556	3,721	4,161	4,161	4,152	4,149	4,200	4,208
Total Expenditure	31,614	31,487	32,573	33,710	35,771	40,261	45,569	51,884	59,162	67,476
Operating Surplus on HRA Services	-268	-616	-477	-613	-1,150	-1,330	-1,274	-1,017	-752	-381
HRA Reserve brought forward	-28,264	-28,532	-19,023	-19,392	-16,806	-15,495	-14,672	-14,009	-13,376	-16,562
Contribution to Investment Programme	-	10,125	108	3,825	1,500	1,500	1,500	1,000	-	-
HRA Reserve carried forward	-28,532	-19,023	-19,392	-16,180	-16,456	-15,325	-14,446	-14,026	-14,128	-16,943

2. HRA Capital Programme 2021-22 to 2023-24

	2021-22	2022-23	2023-24	Total 2021-22 to 2023-24
	Projection	Projection	Projection	Projection
	£000	£000	£000	£000
Housing Investment Programme	19,017	17,288	9,675	45,980
Energy Efficiency	1,000	250	932	2,182
Major Repairs Expenditure	12,393	9,725	9,110	31,228
Other Expenditure	70	71	75	216
	32,480	27,334	19,792	79,606
Funded by :-				
Contribution from Major Repairs Reserve	-12,393	-9,725	-9,110	-31,228
Contribution from Capital Investment Reserve	-13,232	-108	-3,825	-17,165
Contribution from Capital Receipts Reserve	-2,110	-1,177	-1,007	-4,294
Borrowing	-	-12,824	-3,750	-16,574
External Funding / Homes England	-4,745	-3,500	-2,100	-10,345
	-32,480	-27,334	-19,792	-79,606

3. HRA Reserves

Major Repairs Reserve

	2021-22	2022-23	2023-24
	Projection	Projection	Projection
	£000	£000	£000
Balance brought forward	-6,309	-3,219	-3,117
Depreciation	-9,303	-9,623	-9,924
Major Repairs Capital Programme	11,687	9,184	8,563
Chronically Sick and Disabled Persons	706	541	547
Balance carried forward	-3,219	-3,117	-3,931

Capital Investment Reserve

	2021-22	2022-23	2023-24
	Projection	Projection	Projection
	£000	£000	£000
Balance brought forward	-3,107	-	-
Contribution from HRA	-10,125	-108	-3,825
Contribution to Housing Investment Programme	13,232	108	3,825
Balance carried forward	-	-	-

Capital Receipts Reserve

	2021-22	2022-23	2023-24
	Projection	Projection	Projection
	£000	£000	£000
Balance brought forward	-1,393	-178	-7
Capital Receipts- RTB Sales	-895	-1,006	-1,000
Other Expenditure	70	71	75
Energy Efficiency	1,000	250	932
Contribution to Housing Investment Programme	1,040	856	-
Balance carried forward	-178	-7	-