

## Housing Revenue Account MTFP and Business Plan

## Appendix 12

### 1. HRA MTFP 2022-23 to 2025-26 & 30 Year Business Plan

	HRA MTFP 2022-23 to 2025-26				HRA 30 Year Business Plan					
	2021-22	2022-23	2023-24	2024-25	2025-26	2030-31	2035-36	2040-41	2045-46	2051-52
	Expected Outturn £000	Projection £000	Projection £000	Projection £000	Projection £000	Projection £'000	Projection £'000	Projection £'000	Projection £'000	Projection £'000
<b>Income</b>										
Dwelling Rents (including voids)	(29,696)	(30,665)	(31,696)	(32,864)	(34,525)	(39,466)	(44,674)	(50,540)	(57,142)	(66,155)
Non Dwelling Income	(2,899)	(2,934)	(2,963)	(2,993)	(3,023)	(3,177)	(3,339)	(3,509)	(3,689)	(3,915)
Interest on balances and investments	(10)	(6)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
<b>Total Income</b>	<b>(32,605)</b>	<b>(33,605)</b>	<b>(34,660)</b>	<b>(35,858)</b>	<b>(37,549)</b>	<b>(42,644)</b>	<b>(48,014)</b>	<b>(54,050)</b>	<b>(60,832)</b>	<b>(70,071)</b>
<b>Expenditure</b>										
Repairs and Maintenance	8,119	8,705	9,087	9,489	9,906	12,289	15,251	18,932	23,507	29,933
Supervision and Management	6,707	7,230	7,323	7,510	7,703	8,743	9,931	11,285	12,832	14,983
Rents, Rates, Taxes and Other Charges	3,356	3,345	3,446	3,549	3,655	4,238	4,913	5,695	6,602	7,883
Depreciation & Impairment of Fixed assets	9,600	9,715	10,038	10,243	10,536	10,802	11,075	11,354	11,641	11,995
Provision for the write off of bad debt	550	614	628	640	654	704	758	818	885	978
Capital Charges - Interest	3,567	3,581	3,635	3,799	4,019	4,019	4,011	4,007	4,059	4,066
<b>Total Expenditure</b>	<b>31,899</b>	<b>33,190</b>	<b>34,157</b>	<b>35,230</b>	<b>36,473</b>	<b>40,795</b>	<b>45,939</b>	<b>52,091</b>	<b>59,526</b>	<b>69,838</b>
<b>Operating Surplus on HRA Services</b>	<b>(706)</b>	<b>(415)</b>	<b>(503)</b>	<b>(628)</b>	<b>(1,076)</b>	<b>(1,849)</b>	<b>(2,075)</b>	<b>(1,959)</b>	<b>(1,306)</b>	<b>(233)</b>
<b>HRA Reserve brought forward</b>	<b>(28,890)</b>	<b>(29,596)</b>	<b>(22,011)</b>	<b>(17,433)</b>	<b>(18,061)</b>	<b>(14,661)</b>	<b>(14,497)</b>	<b>(14,811)</b>	<b>(14,971)</b>	<b>(15,073)</b>
Contribution to Capital Investment Reserve	-	8,000	5,081	-	2,500	2,000	2,000	2,000	1,000	500
<b>HRA Reserve carried forward</b>	<b>(29,596)</b>	<b>(22,011)</b>	<b>(17,433)</b>	<b>(18,061)</b>	<b>(16,637)</b>	<b>(14,510)</b>	<b>(14,572)</b>	<b>(14,770)</b>	<b>(15,277)</b>	<b>(14,806)</b>

2. HRA Capital Programme 2022-23 to 2025-26

	2022-23	2023-24	2024-25	2025-26	Total 2022-23 to 2025-26
	Projection	Projection	Projection	Projection	Projection
	£000	£000	£000	£000	£000
Affordable Housing Investment Programme	16,177	13,239	15,350	3,455	48,221
Major Repairs Programme	11,462	9,109	9,383	9,658	39,612
	<b>27,639</b>	<b>22,348</b>	<b>24,733</b>	<b>13,113</b>	<b>87,833</b>
<b>Funded by:</b>					
Contribution from Major Repairs Reserve	(11,462)	(9,109)	(9,383)	(9,658)	(39,612)
Contribution from Capital Investment Reserve	(10,271)	(5,139)	-	(2,500)	(17,910)
Contribution from Capital Receipts Reserve	(2,846)	(1,950)	(950)	(955)	(6,701)
Borrowing	-	(3,750)	(11,250)	-	(15,000)
External Funding / Homes England	(3,060)	(2,400)	(3,150)	-	(8,610)
	<b>(27,639)</b>	<b>(22,348)</b>	<b>(24,733)</b>	<b>(13,113)</b>	<b>(87,833)</b>

3. HRA Reserves

Major Repairs Reserve

	2022-23	2023-24	2024-25	2025-26
	Projection	Projection	Projection	Projection
	£000	£000	£000	£000
Balance brought forward	(7,561)	(5,814)	(6,743)	(7,603)
Depreciation	(9,715)	(10,038)	(10,243)	(10,536)
Major Repairs Capital Programme	11,462	9,109	9,383	9,658
<b>Balance carried forward</b>	<b>(5,814)</b>	<b>(6,743)</b>	<b>(7,603)</b>	<b>(8,481)</b>

Capital Investment Reserve

	2022-23	2023-24	2024-25	2025-26
	Projection	Projection	Projection	Projection
	£000	£000	£000	£000
Balance brought forward	(2,329)	(58)	-	-
Contribution from HRA	(8,000)	(5,081)	-	(2,500)
Contribution to Housing Investment Programme	10,271	5,139	-	2,500
<b>Balance carried forward</b>	<b>(58)</b>	<b>-</b>	<b>-</b>	<b>-</b>

Capital Receipts Reserve

	2022-23	2023-24	2024-25	2025-26
	Projection	Projection	Projection	Projection
	£000	£000	£000	£000
Balance brought forward	(3,101)	(1,155)	(105)	(55)
Capital Receipts - RTB Sales	(900)	(900)	(900)	(900)
Contribution to the Capital Programme	2,846	1,950	950	955
<b>Balance carried forward</b>	<b>(1,155)</b>	<b>(105)</b>	<b>(55)</b>	<b>-</b>