

Appendix 3a: HRA Projections from Business Plan - Years 1-10

Year	2015.16	2016.17	2017.18	2018.19	2019.20	2020.21	2021.22	2022.23	2023.24	2024.25
	1	2	3	4	5	6	7	8	9	10
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
INCOME:										
Rental Income	50,497	52,199	53,903	55,478	56,851	58,256	59,695	61,168	62,675	64,218
Void Losses	(1,344)	(1,036)	(1,066)	(1,094)	(1,121)	(1,149)	(1,177)	(1,206)	(1,236)	(1,266)
Service Charges	7,164	6,701	6,835	6,972	7,111	7,253	7,398	7,546	7,697	7,851
Non-Dwelling Income	401	410	418	426	435	444	453	462	471	480
Grants & Other Income	608	843	860	877	895	913	931	949	968	988
RTB Debt Adjustment	756	756	756	735	735	735	735	735	714	714
Total Income	58,081	59,872	61,706	63,393	64,905	66,452	68,034	69,653	71,289	72,984
EXPENDITURE:										
General Management	(22,571)	(22,836)	(23,064)	(23,526)	(23,996)	(24,476)	(24,965)	(25,465)	(25,974)	(26,494)
Bad Debt Provision	(665)	(1,170)	(1,339)	(1,512)	(1,688)	(1,730)	(1,772)	(1,816)	(1,861)	(1,906)
Responsive & Cyclical Repairs	(7,348)	(7,707)	(7,855)	(7,993)	(8,111)	(8,230)	(8,351)	(8,474)	(8,598)	(8,723)
Total Revenue Expenditure	(30,584)	(31,713)	(32,258)	(33,030)	(33,795)	(34,436)	(35,089)	(35,754)	(36,432)	(37,123)
Interest Paid & Administration	(5,900)	(6,062)	(6,062)	(6,062)	(6,062)	(6,062)	(6,062)	(6,062)	(6,062)	(6,062)
Interest Received	65	22	21	21	21	59	169	318	475	647
Impairment	(250)	(250)	(250)	(250)	(250)	(250)	(250)	(250)	(250)	(250)
Net Operating Income	21,411	21,869	23,157	24,072	24,819	25,763	26,803	27,905	29,020	30,197
APPROPRIATIONS:										
Revenue Contribution to Capit	(25,679)	(22,030)	(23,157)	(24,072)	(24,819)	(18,131)	(12,305)	(12,547)	(12,794)	(11,812)
Total Appropriations	(25,679)	(22,030)	(23,157)	(24,072)	(24,819)	(18,131)	(12,305)	(12,547)	(12,794)	(11,812)
ANNUAL CASHFLOW	(4,268)	(162)	1	(0)	0	7,632	14,498	15,358	16,226	18,385
Opening Balance	6,430	2,162	2,000	2,001	2,001	2,001	9,633	24,130	39,488	55,715
Closing Balance	2,162	2,000	2,001	2,001	2,001	9,633	24,130	39,488	55,715	74,100

Appendix 3b: HRA Capital Investment Requirement Projection from Business Plan

Year	2015.16	2016.17	2017.18	2018.19	2019.20	2020.21	2021.22	2022.23	2023.24	2024.25
	1	2	3	4	5	6	7	8	9	10
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
EXPENDITURE:										
Planned Variable Expenditure	(13,182)	(11,620)	(10,863)	(11,077)	(10,752)	(10,963)	(11,178)	(11,396)	(11,619)	(10,704)
Planned Fixed Expenditure	(269)	(276)	(283)	(290)	(59)	(61)	(62)	(64)	(66)	(67)
Disabled Adaptations	-	-	-	-	-	-	-	-	-	-
Other Capital Expenditure	-	-	-	-	-	-	-	-	-	-
Procurement Fees	(1,076)	(952)	(892)	(909)	(865)	(882)	(899)	(917)	(935)	(862)
Previous Year's Overall Shortfall	(28,910)	(24,697)	(30,490)	(30,083)	(18,901)	(6,064)	-	-	-	-
New Build - net cost	(6,336)	(14,233)	(9,978)	(154)	(158)	(162)	(166)	(170)	(174)	(179)
Total Capital Expenditure	(49,774)	(51,777)	(52,505)	(42,513)	(30,735)	(18,131)	(12,305)	(12,547)	(12,794)	(11,812)
FUNDING:										
Revenue Contributions	25,679	22,030	23,157	24,072	24,819	18,131	12,305	12,547	12,794	11,812
Total Capital Funding	25,679	22,030	23,157	24,072	24,819	18,131	12,305	12,547	12,794	11,812
Investment backlog	(24,094)	(29,747)	(29,349)	(18,440)	(5,916)	-	-	-	-	-