

HRA BUSINESS PLAN PROJECTIONS DECEMBER 2013

APPENDIX A

Financial Year Year No.	2013.14 1 £m	2014.15 2 £m	2015.16 3 £m	2016.17 4 £m	2017.18 5 £m	2018.19 to 2022.23 6 to 10 £m	2023.24 to 2027.28 11 to 15 £m	2028.29 to 2032.33 16 to 20 £m	2033.34 to 2037.38 21 to 25 £m	2038.39 to 2042.43 26 to 30 £m	2043.44 to 2047.48 31 to 35 £m	2048.49 to 2052.53 36 to 40 £m	2053.54 to 2057.58 41 to 45 £m	2058.59 to 2062.63 46 to 50 £m	50 Year TOTAL £m
REVENUE:															
INCOME:															
Rental Income	24.58	25.87	27.19	28.42	29.80	169.00	205.52	248.01	300.67	358.54	431.66	527.70	640.56	776.51	3,794.03
Void Losses	(0.17)	(0.18)	(0.19)	(0.20)	(0.21)	(1.18)	(1.44)	(1.74)	(2.10)	(2.51)	(3.02)	(3.69)	(4.48)	(5.44)	(26.56)
Service Charges	0.39	0.39	0.44	0.44	0.45	2.46	2.87	3.34	3.89	4.53	5.28	6.15	7.17	8.35	46.15
Non-Dwelling Income	0.80	0.80	0.81	0.82	0.84	4.54	5.14	5.79	6.53	7.37	8.33	9.42	10.65	12.06	73.91
Grants & Other Income	0.63	0.15	0.62	0.62	0.63	3.45	3.97	4.58	4.99	5.39	6.26	7.26	8.43	9.80	56.77
Total Income	26.24	27.03	28.87	30.10	31.51	178.26	216.06	259.99	313.98	373.33	448.50	546.84	662.33	801.28	3,944.31
EXPENDITURE:															
Supervision & Management	(5.50)	(5.28)	(5.25)	(5.20)	(5.25)	(28.28)	(32.87)	(38.21)	(44.42)	(51.67)	(60.11)	(69.93)	(81.39)	(94.72)	(528.07)
Other Management	(0.32)	(0.04)	(0.04)	(0.04)	(0.04)	(0.22)	(0.25)	(0.30)	(0.34)	(0.40)	(0.47)	(0.54)	(0.63)	(0.74)	(4.37)
Bad Debt Provision	(0.18)	(0.33)	(0.63)	(0.80)	(0.55)	(3.06)	(3.61)	(4.21)	(4.87)	(5.54)	(6.31)	(7.21)	(8.19)	(9.25)	(54.73)
Responsive & Cyclical Repairs	(5.19)	(4.92)	(4.90)	(4.93)	(5.04)	(24.33)	(29.47)	(35.52)	(42.96)	(51.38)	(61.83)	(75.43)	(92.13)	(112.18)	(550.22)
Total Revenue Expenditure	(11.19)	(10.57)	(10.82)	(10.96)	(10.87)	(55.88)	(66.20)	(78.23)	(92.59)	(108.99)	(128.72)	(153.12)	(182.34)	(216.90)	(1,137.39)
Interest Paid	(4.77)	(4.77)	(4.77)	(4.77)	(4.77)	(23.83)	(23.83)	(23.83)	(23.83)	(23.83)	(23.83)	(23.76)	(14.70)	(0.81)	(206.07)
Premia on Historic Debt	(0.01)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(0.01)
Interest Received	0.13	0.11	0.08	0.07	0.04	0.23	0.18	0.29	0.23	0.79	0.58	0.55	0.33	0.54	4.14
Depreciation+MRA Adjustment	(5.37)	(5.33)	(5.30)	(5.28)	(5.37)	(29.21)	(33.35)	(37.85)	(42.86)	(48.51)	(54.93)	(62.24)	(70.55)	(79.95)	(486.10)
Net Operating Income	5.03	6.49	8.06	9.16	10.54	69.57	92.86	120.37	154.93	192.78	241.60	308.26	395.07	504.15	2,118.87
APPROPRIATIONS:															
IAS 19 reversal	0.05	0.05	0.05	0.05	0.05	0.29	0.34	0.39	0.46	0.53	0.62	0.72	0.84	0.98	5.41
Revenue Contribution to Capital	0.00	(10.71)	(11.27)	(14.97)	(15.28)	(64.52)	(98.06)	(114.13)	(161.24)	(171.32)	(263.32)	(300.03)	(403.29)	(494.76)	(2,122.89)
Total Appropriations	0.05	(10.65)	(11.21)	(14.92)	(15.23)	(64.23)	(97.73)	(113.74)	(160.78)	(170.79)	(262.70)	(299.31)	(402.45)	(493.78)	(2,117.47)
ANNUAL CASHFLOW	5.08	(4.17)	(3.16)	(5.76)	(4.69)	5.34	(4.86)	6.63	(5.86)	22.00	(21.10)	8.95	(7.38)	10.37	
Opening Balance (HRA+CIR)	14.27	19.35	15.18	12.02	6.26	1.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Closing Balance (HRA+CIR)	19.35	15.18	12.02	6.26	1.58	6.92	(4.86)	6.63	(5.86)	22.00	(21.10)	8.95	(7.38)	10.37	
CAPITAL:															
CAPITAL EXPENDITURE:															
New Build Expenditure	0.00	(12.38)	(11.11)	(14.81)	(15.11)	(57.86)	(78.63)	(80.94)	(121.13)	(78.71)	(201.05)	(208.99)	(238.60)	(307.63)	(1,426.95)
Capital Maintenance	(5.10)	(5.48)	(5.46)	(5.45)	(5.54)	(35.87)	(52.78)	(71.03)	(82.98)	(141.11)	(117.20)	(140.28)	(170.24)	(208.92)	(1,047.44)
Total Capital Expenditure	(5.10)	(17.86)	(16.57)	(20.26)	(20.64)	(93.73)	(131.41)	(151.97)	(204.10)	(219.83)	(318.25)	(349.27)	(408.84)	(516.56)	(2,474.39)
CAPITAL FUNDING:															
Major Repairs Reserve	3.57	7.13	5.30	5.28	5.37	29.21	33.35	37.85	42.86	48.51	54.93	49.24	5.55	21.80	349.95
Other Capital Receipts/Grants	0.75	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77
Other HRA Reserves	0.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.78
Revenue Contributions	0.00	10.71	11.27	14.97	15.28	64.52	98.06	114.13	161.24	171.32	263.32	300.03	403.29	494.76	2,122.89
Total Capital Funding	5.10	17.86	16.57	20.26	20.64	93.73	131.41	151.97	204.10	219.83	318.25	349.27	408.84	516.56	2,474.39