

Appendix One: HRA Business Plan Projections 2015/16-2061/62 (£m)

Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Projected Revenue Expenditure												
Rental Income	-25.9	-27.1	-28.4	-29.6	-30.8	-31.9	-33.1	-34.3	-35.6	-36.9	-38.2	-39.5
Void Losses	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.3	0.3	0.3
Service Charges	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Non-Dwelling Income	-0.8	-0.8	-0.8	-0.9	-0.9	-0.9	-0.9	-0.9	-1.0	-1.0	-1.0	-1.0
Grants & Other Income	-0.6	-0.6	-0.2	-0.7	-0.7	-0.7	-0.7	-0.7	-0.7	-0.8	-0.8	-0.8
Total Income	-27.5	-28.7	-29.6	-31.3	-32.5	-33.7	-35.0	-36.3	-37.5	-38.9	-40.2	-41.7
Supervision & Management	5.7	5.7	5.7	5.8	6.0	6.2	6.4	6.6	6.8	7.0	7.2	7.4
Bad Debt Provision	0.4	0.8	0.5	0.5	0.6	0.6	0.6	0.6	0.6	0.7	0.7	0.7
Responsive & Cyclical Repairs	5.5	4.5	4.6	4.6	4.7	4.9	5.1	5.3	5.5	5.6	5.8	6.0
Total Revenue Expenditure	11.6	11.0	10.8	11.0	11.3	11.7	12.1	12.5	12.9	13.3	13.7	14.2
Interest Paid	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
Interest Received	-0.2	-0.1	-0.1	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0
Depreciation	5.3	5.3	5.4	5.5	5.7	5.9	6.0	6.2	6.4	6.5	6.7	6.9
Reserve Adjustments	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Revenue Contribution to Capital	18.1	12.1	11.6	10.6	10.3	11.6	12.2	13.3	13.2	14.2	14.8	15.5
Net Revenue Exp/(Income)	12.0	4.2	2.7	0.5	-0.5	0.0	0.0	0.4	-0.4	-0.2	-0.4	-0.4
HRA Balances & Reserves												
Opening HRA Balances	-21.1	-9.1	-4.9	-2.2	-1.8	-2.3	-2.2	-2.2	-1.9	-2.3	-2.5	-2.9
Closing HRA Balances	-9.1	-4.9	-2.2	-1.8	-2.3	-2.2	-2.2	-1.9	-2.3	-2.5	-2.9	-3.3
Projected Capital Expenditure												
Construction/Acquisition of Homes	18.9	11.7	11.1	9.5	9.1	10.3	10.9	10.0	9.8	10.7	11.2	11.5
Capital Maintenance and Improvement	5.2	5.7	5.8	6.7	6.9	7.1	7.3	9.5	9.8	10.0	10.3	10.9
Total Capital Expenditure	24.0	17.4	16.9	16.2	16.0	17.4	18.3	19.5	19.6	20.7	21.5	22.4
Projected Borrowing												
Borrowing b/f	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2
New Borrowing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Loans Repaid	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Borrowing c/f	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2

Appendix One: HRA Business Plan Projections 2015/16-2061/62 (£m)

Year	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
Projected Revenue Expenditure												
Rental Income	-40.9	-42.4	-43.8	-45.3	-46.8	-48.4	-50.1	-51.9	-53.8	-55.7	-57.7	-59.5
Void Losses	0.3	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.4	0.4	0.4
Service Charges	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.7	-0.7	-0.7	-0.7	-0.8	-0.8
Non-Dwelling Income	-1.1	-1.1	-1.1	-1.1	-1.2	-1.2	-1.2	-1.3	-1.3	-1.3	-1.4	-1.4
Grants & Other Income	-0.8	-0.9	-0.9	-0.9	-0.9	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Total Income	-43.1	-44.6	-46.1	-47.6	-49.2	-50.9	-52.6	-54.5	-56.4	-58.4	-60.4	-62.3
Supervision & Management	7.7	7.9	8.1	8.4	8.6	8.9	9.2	9.5	9.8	10.1	10.4	10.7
Bad Debt Provision	0.7	0.7	0.8	0.8	0.8	0.8	0.9	0.9	0.9	0.9	1.0	1.0
Responsive & Cyclical Repairs	6.3	6.5	6.7	6.9	7.1	7.4	7.6	7.9	8.2	8.5	8.8	9.0
Total Revenue Expenditure	14.6	15.1	15.6	16.1	16.6	17.1	17.7	18.3	18.8	19.5	20.1	20.7
Interest Paid	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
Interest Received	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.1	-0.1	-0.1	-0.0
Depreciation	7.0	7.2	7.4	7.6	7.8	8.0	8.2	8.4	8.6	8.8	9.0	9.3
Reserve Adjustments	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.2	-0.2	-0.2	-0.2
Revenue Contribution to Capital	17.5	17.7	18.4	19.0	19.7	20.2	22.1	22.9	23.7	24.6	29.1	27.0
Net Revenue Exp/(Income)	0.7	0.1	-0.1	-0.3	-0.5	-1.0	-0.1	-0.4	-0.6	-1.0	2.3	-0.8
HRA Balances & Reserves												
Opening HRA Balances	-3.3	-2.7	-2.5	-2.6	-3.0	-3.5	-4.5	-4.5	-4.9	-5.5	-6.5	-4.1
Closing HRA Balances	-2.7	-2.5	-2.6	-3.0	-3.5	-4.5	-4.5	-4.9	-5.5	-6.5	-4.1	-4.9
Projected Capital Expenditure												
Construction/Acquisition of Homes	10.7	10.7	11.0	11.3	11.7	15.6	17.3	17.8	18.4	18.9	10.5	7.8
Capital Maintenance and Improvement	13.8	14.3	14.8	15.3	15.8	12.6	13.0	13.5	14.0	14.5	27.6	28.5
Total Capital Expenditure	24.5	25.0	25.8	26.6	27.5	28.2	30.3	31.3	32.4	33.4	38.2	36.2
Projected Borrowing												
Borrowing b/f	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2
New Borrowing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Loans Repaid	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Borrowing c/f	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2

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Year	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51
Projected Revenue Expenditure												
Rental Income	-61.3	-63.1	-65.0	-66.9	-69.3	-71.8	-74.4	-77.1	-79.9	-82.7	-85.7	-88.8
Void Losses	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.5	0.6	0.6	0.6	0.6
Service Charges	-0.8	-0.8	-0.9	-0.9	-0.9	-0.9	-1.0	-1.0	-1.0	-1.1	-1.1	-1.1
Non-Dwelling Income	-1.4	-1.5	-1.5	-1.5	-1.6	-1.6	-1.6	-1.7	-1.7	-1.8	-1.8	-1.9
Grants & Other Income	-1.0	-1.1	-1.1	-1.1	-1.2	-1.2	-1.2	-1.3	-1.3	-1.4	-1.4	-1.4
Total Income	-64.1	-66.1	-68.0	-70.0	-72.4	-75.0	-77.7	-80.5	-83.4	-86.4	-89.4	-92.6
Supervision & Management	11.0	11.3	11.7	12.1	12.4	12.8	13.2	13.6	14.0	14.5	14.9	15.4
Bad Debt Provision	1.0	1.0	1.1	1.1	1.1	1.1	1.2	1.2	1.2	1.3	1.3	1.3
Responsive & Cyclical Repairs	9.3	9.6	9.9	10.3	10.6	11.0	11.4	11.7	12.1	12.6	13.0	13.5
Total Revenue Expenditure	21.3	22.0	22.7	23.4	24.1	24.9	25.7	26.5	27.4	28.3	29.2	30.2
Interest Paid	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
Interest Received	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.0	-0.0	-0.0	-0.0	-0.1
Depreciation	9.5	9.7	10.0	10.2	10.5	10.8	11.0	11.3	11.6	11.9	12.2	12.5
Reserve Adjustments	-0.2	-0.2	-0.2	-0.2	-0.2	-0.2	-0.2	-0.2	-0.2	-0.2	-0.2	-0.2
Revenue Contribution to Capital	27.8	28.8	29.7	30.1	35.1	36.4	37.7	39.0	40.1	41.3	42.6	44.0
Net Revenue Exp/(Income)	-0.9	-1.0	-1.1	-1.8	1.8	1.5	1.2	0.9	0.2	-0.4	-0.9	-1.4
HRA Balances & Reserves												
Opening HRA Balances	-4.9	-5.9	-6.9	-8.0	-9.8	-8.0	-6.5	-5.3	-4.4	-4.2	-4.5	-5.4
Closing HRA Balances	-5.9	-6.9	-8.0	-9.8	-8.0	-6.5	-5.3	-4.4	-4.2	-4.5	-5.4	-6.8
Projected Capital Expenditure												
Construction/Acquisition of Homes	8.0	8.3	8.5	20.2	24.7	25.5	26.2	27.1	27.5	28.3	29.2	30.1
Capital Maintenance and Improvement	29.3	30.2	31.2	20.2	20.9	21.7	22.5	23.3	24.1	24.9	25.7	26.5
Total Capital Expenditure	37.4	38.5	39.7	40.3	45.6	47.1	48.7	50.4	51.7	53.2	54.8	56.5
Projected Borrowing												
Borrowing b/f	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2
New Borrowing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Loans Repaid	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Borrowing c/f	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2

Appendix One: HRA Business Plan Projections 2015/16-2061/62 (£m)

Year	2051/52	2052/53	2053/54	2054/55	2055/56	2056/57	2057/58	2058/59	2059/60	2060/61	2061/62
Projected Revenue Expenditure											
Rental Income	-92.0	-95.3	-98.5	-101.8	-105.1	-108.6	-112.2	-116.0	-120.1	-124.2	-128.5
Void Losses	0.6	0.7	0.7	0.7	0.7	0.8	0.8	0.8	0.8	0.9	0.9
Service Charges	-1.2	-1.2	-1.2	-1.3	-1.3	-1.3	-1.4	-1.4	-1.5	-1.5	-1.6
Non-Dwelling Income	-1.9	-2.0	-2.0	-2.1	-2.1	-2.2	-2.2	-2.3	-2.3	-2.4	-2.5
Grants & Other Income	-1.5	-1.5	-1.6	-1.6	-1.7	-1.7	-1.8	-1.8	-1.9	-2.0	-2.0
Total Income	-95.9	-99.3	-102.6	-106.0	-109.5	-113.1	-116.8	-120.8	-124.9	-129.2	-133.6
Supervision & Management	15.8	16.3	16.8	17.3	17.9	18.4	19.0	19.6	20.2	20.8	21.5
Bad Debt Provision	1.4	1.4	1.4	1.5	1.5	1.5	1.6	1.6	1.7	1.7	1.7
Responsive & Cyclical Repairs	14.0	14.5	15.0	15.6	16.1	16.7	17.3	17.9	18.5	19.1	19.8
Total Revenue Expenditure	31.2	32.3	33.3	34.4	35.5	36.6	37.8	39.1	40.3	41.6	43.0
Interest Paid	4.8	4.7	4.1	3.5	2.9	2.4	1.8	1.2	0.7	0.2	-0.3
Interest Received	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Depreciation	12.8	13.1	13.5	13.8	14.2	14.5	14.9	15.3	15.7	16.1	16.5
Reserve Adjustments	-0.2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
Revenue Contribution to Capital	45.5	53.1	52.2	53.6	55.2	56.8	63.1	66.6	68.6	70.6	78.9
Net Revenue Exp/(Income)	-1.9	3.5	0.1	-1.0	-2.1	-3.2	0.4	1.0	-0.1	-1.1	3.9
HRA Balances & Reserves											
Opening HRA Balances	-6.8	-8.7	-5.2	-5.1	-6.1	-8.1	-11.3	-10.9	-9.9	-9.9	-11.0
Closing HRA Balances	-8.7	-5.2	-5.1	-6.1	-8.1	-11.3	-10.9	-9.9	-9.9	-11.0	-7.1
Projected Capital Expenditure											
Construction/Acquisition of Homes	31.0	25.0	23.5	24.2	24.9	25.7	31.2	33.8	34.9	36.0	37.1
Capital Maintenance and Improvement	27.3	28.2	29.2	30.3	31.4	32.6	33.8	35.1	36.4	37.7	39.1
Total Capital Expenditure	58.3	53.2	52.7	54.5	56.4	58.3	65.0	68.9	71.2	73.7	76.2
Projected Borrowing											
Borrowing b/f	136.2	136.2	123.2	110.2	97.2	84.2	71.2	58.2	45.2	32.2	19.2
New Borrowing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Loans Repaid	0.0	-13.0	-13.0	-13.0	-13.0	-13.0	-13.0	-13.0	-13.0	-13.0	-19.2
Borrowing c/f	136.2	123.2	110.2	97.2	84.2	71.2	58.2	45.2	32.2	19.2	0.0