

Appendix Two : HRA Business Plan Projections 2020/21-2069/70 (£m)

Year	2020.21	2021.22	2022.23	2023.24	2024.25	2025.26	2026.27	2027.28	2028.29	2029.3	2030.31	2031.32	2032.33	2033.34	2034.35	2035.36	2036.37	2037.38	2038.39	2039.4
Projected Net Revenue Expenditure																				
Housing Rent	-25.0	-26.6	-27.4	-27.8	-28.2	-28.6	-29.1	-29.5	-29.9	-30.3	-30.7	-31.2	-31.6	-32.1	-32.5	-33.0	-33.4	-33.9	-34.4	-34.8
Void Losses	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Service Charges	-0.5	-0.7	-0.8	-0.9	-0.9	-0.9	-1.0	-1.0	-1.0	-1.0	-1.0	-1.1	-1.1	-1.1	-1.1	-1.1	-1.1	-1.2	-1.2	-1.2
Non-Dwelling Income	-1.0	-1.2	-1.3	-1.4	-1.5	-1.5	-1.5	-1.6	-1.6	-1.6	-1.6	-1.7	-1.7	-1.7	-1.8	-1.8	-1.8	-1.9	-1.9	-1.9
Grants & Other Income	-0.0	-0.0	-0.0	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Total Income	-26.4	-28.3	-29.3	-29.9	-30.5	-30.9	-31.4	-31.9	-32.3	-32.8	-33.3	-33.8	-34.2	-34.7	-35.2	-35.7	-36.2	-36.7	-37.3	-37.8
Premises	1.1	1.1	1.2	1.2	1.2	1.2	1.3	1.3	1.3	1.3	1.4	1.4	1.4	1.5	1.5	1.5	1.5	1.6	1.6	1.6
Supplies and Services	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Third Party Payments	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Support Services (Staffing)	5.8	6.4	6.6	6.6	6.7	6.9	7.0	7.1	7.3	7.4	7.6	7.7	7.9	8.0	8.2	8.4	8.5	8.7	8.9	9.1
Capital Charges	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
Depreciation	6.2	6.3	6.5	6.6	6.7	6.9	7.0	7.1	7.3	7.4	7.6	7.7	7.9	8.0	8.2	8.4	8.5	8.7	8.9	9.0
Bad Debt Provision	0.4	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.6	0.6	0.6	0.6	0.6	0.6	0.6
Responsive & Cyclical Repairs	6.4	6.4	5.7	5.8	5.9	6.1	6.2	6.4	6.6	6.7	6.9	7.1	7.2	7.4	7.6	7.8	8.0	8.2	8.4	8.6
Total Revenue Expenditure	20.4	21.1	20.6	21.0	21.4	21.9	22.4	22.8	23.3	23.8	24.3	24.8	25.4	25.9	26.4	27.0	27.6	28.2	28.8	29.4
Finance Administration	-0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
New Borrowing Interest Paid	0.8	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Interest Received	-0.3	-0.3	-0.2	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.2	-0.2	-0.2	-0.3	-0.3	-0.3	-0.4	-0.4
Other Appropriations	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net Operating Income	-5.7	-6.0	-7.3	-7.5	-7.6	-7.6	-7.6	-7.6	-7.6	-7.5	-7.5	-7.5	-7.5	-7.5	-7.5	-7.5	-7.4	-7.4	-7.4	-7.3
IAS 19 /Other HRA Reserve Adj	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.5
Self Financing Debt 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	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
Other Appropriations	-0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Contribution to / from reserves	-0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Revenue Contribution to Capital Outlay	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Contribution to HRA CIR	1.5	1.5	2.8	3.0	3.1	3.1	3.2	3.2	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.0	3.0	2.9
Total Appropriations	5.7	6.0	7.3	7.5	7.5	7.6	7.6	7.6	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.4	7.4	7.4	7.3	7.3
Net Revenue Exp/(Income)	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0
HRA Balances & Reserves																				
HRA Closing Balance	1.4	1.4	1.4	1.4	1.5	1.5	1.5	1.6	1.6	1.6	1.7	1.7	1.7	1.8	1.8	1.8	1.9	1.9	1.9	2.0
CIR Closing Balance	24.9	12.9	6.1	5.6	6.8	7.9	7.1	6.2	5.4	6.5	9.6	12.7	15.8	18.9	22.0	25.1	28.2	31.2	34.2	37.1
MRR Closing Balance	2.3	1.0	1.8	3.2	3.2	3.4	5.7	8.1	10.6	11.3	12.0	12.7	13.4	14.1	14.9	15.6	16.4	17.2	17.9	18.7
RTB 1-4-1 Closing Balance	1.1	2.3	3.4	-0.0	1.1	2.3	3.4	-0.0	1.1	1.2	1.3	1.3	1.4	1.4	1.5	1.5	1.6	1.6	1.7	1.7
Total HRA Balances & Reserves	29.7	17.6	12.8	10.3	12.6	15.1	17.7	15.9	18.8	20.6	24.5	28.4	32.3	36.2	40.2	44.1	48.0	51.9	55.7	59.6
Above Reserves available for Repayment of Self Financing Debt	27.2	13.9	7.9	8.8	10.0	11.3	12.7	14.3	16.0	17.8	21.6	25.4	29.2	33.1	36.9	40.7	44.5	48.4	52.1	55.9
Projected Capital Expenditure																				
Construction/Acquisition of Homes	26.8	35.9	6.9	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Capital Maintenance & Improvement	10.5	9.3	8.8	8.8	8.8	8.8	8.8	8.8	8.8	8.8	7.0	7.1	7.3	7.4	7.6	7.7	7.9	8.0	8.2	8.4
Total Capital Expenditure	37.3	45.3	15.7	9.1	9.1	9.1	9.1	9.1	9.1	9.1	7.0	7.1	7.3	7.4	7.6	7.7	7.9	8.0	8.2	8.4
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	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2
Self Financing 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	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Self Financing 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	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2
New Borrowing	22.8	43.6	42.8	42.0	41.1	40.3	39.4	38.5	37.6	36.7	35.8	34.9	33.9	33.0	32.0	31.0	30.0	28.9	27.9	26.8
New Borrowing Fully Repaid 2059/60	-0.8	-0.8	-0.8	-0.8	-0.8	-0.9	-0.9	-0.9	-0.9	-0.9	-0.9	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.1	-1.1
New Borrowing c/f	22.0	42.8	42.0	41.1	40.3	39.4	38.5	37.6	36.7	35.8	34.9	33.9	33.0	32.0	31.0	30.0	28.9	27.9	26.8	25.8
Total Borrowing c/f	158.2	179.0	178.2	177.3	176.5	175.6	174.7	173.8	172.9	172.0	171.1	170.1	169.2	168.2	167.2	166.2	165.1	164.1	163.0	162.0

2040.41	2041.42	2042.43	2043.44	2044.45	2045.46	2046.47	2047.48	2048.49	2049.5	2050.51	2051.52	2052.53	2053.54	2054.55	2055.56	2056.57	2057.58	2058.59	2059.60	2060.61	2061.62	2062.63	2063.64
-35.3	-35.8	-36.3	-36.8	-37.3	-37.8	-38.3	-38.8	-39.3	-39.9	-40.4	-40.9	-41.5	-42.0	-42.6	-43.1	-43.7	-44.3	-44.8	-45.4	-46.0	-46.6	-47.2	-47.8
0.2	0.2	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
-1.2	-1.2	-1.3	-1.3	-1.3	-1.3	-1.3	-1.3	-1.4	-1.4	-1.4	-1.4	-1.5	-1.5	-1.5	-1.5	-1.5	-1.6	-1.6	-1.6	-1.6	-1.7	-1.7	-1.7
-2.0	-2.0	-2.0	-2.1	-2.1	-2.1	-2.2	-2.2	-2.3	-2.3	-2.3	-2.4	-2.4	-2.5	-2.5	-2.6	-2.6	-2.7	-2.7	-2.8	-2.8	-2.9	-2.9	-3.0
-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
-38.3	-38.9	-39.4	-39.9	-40.5	-41.1	-41.6	-42.2	-42.8	-43.4	-44.0	-44.5	-45.2	-45.8	-46.4	-47.0	-47.6	-48.3	-48.9	-49.5	-50.2	-50.9	-51.5	-52.2
1.7	1.7	1.7	1.8	1.8	1.8	1.9	1.9	2.0	2.0	2.0	2.1	2.1	2.2	2.2	2.3	2.3	2.3	2.4	2.4	2.5	2.5	2.6	2.6
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
9.2	9.4	9.6	9.8	10.0	10.2	10.4	10.6	10.8	11.0	11.3	11.5	11.7	11.9	12.2	12.4	12.7	12.9	13.2	13.5	13.7	14.0	14.3	14.6
0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
9.2	9.4	9.6	9.8	10.0	10.2	10.4	10.6	10.8	11.0	11.2	11.5	11.7	11.9	12.2	12.4	12.7	12.9	13.2	13.4	13.7	14.0	14.3	14.5
0.6	0.6	0.6	0.6	0.6	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8
8.8	9.0	9.3	9.5	9.7	10.0	10.2	10.5	10.7	11.0	11.3	11.6	11.9	12.2	12.5	12.8	13.1	13.4	13.8	14.1	14.5	14.8	15.2	15.6
30.0	30.6	31.3	32.0	32.6	33.3	34.0	34.8	35.5	36.3	37.0	37.8	38.6	39.5	40.3	41.2	42.0	42.9	43.9	44.8	45.7	46.7	47.7	48.7
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.7	0.0	0.0
-0.4	-0.5	-0.5	-0.5	-0.6	-0.6	-0.6	-0.7	-0.7	-0.7	-0.7	-0.8	-0.8	-0.8	-0.8	-0.8	-0.9	-0.9	-0.9	-0.9	-0.9	-0.9	-0.9	-0.9
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
-7.2	-7.2	-7.1	-7.0	-6.9	-6.8	-6.7	-6.6	-6.5	-6.3	-6.1	-6.0	-5.8	-5.6	-5.4	-5.2	-4.9	-4.7	-4.4	-4.1	-3.8	-4.3	-4.7	-4.3
-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.7	-0.7	-0.7	-0.7	-0.7	-0.7
4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2.9	2.8	2.8	2.7	2.6	2.5	2.4	2.3	2.2	2.0	1.9	1.7	1.6	1.4	1.2	1.0	0.7	0.5	0.2	-0.0	-0.3	0.1	0.6	0.2
7.2	7.1	7.1	7.0	6.9	6.8	6.7	6.5	6.4	6.3	6.1	5.9	5.7	5.5	5.3	5.1	4.9	4.6	4.3	4.1	3.8	4.2	4.6	4.3
-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0
2.0	2.1	2.1	2.1	2.2	2.2	2.3	2.3	2.4	2.4	2.5	2.5	2.6	2.6	2.7	2.7	2.8	2.8	2.9	2.9	3.0	3.0	3.1	3.2
40.0	42.9	45.6	48.3	51.0	53.5	55.9	58.2	60.4	62.4	64.3	66.0	67.6	69.0	70.2	71.1	71.9	72.4	72.6	72.6	72.3	72.4	73.0	73.2
19.6	20.4	21.2	22.1	22.9	23.8	24.7	25.6	26.6	27.5	28.5	29.5	30.5	31.5	32.5	33.6	34.6	35.7	36.8	37.9	39.1	40.3	41.5	42.7
1.8	1.9	1.9	2.0	2.0	2.1	2.2	2.2	2.3	2.3	2.4	2.5	2.5	2.6	2.7	2.7	2.8	2.9	2.9	3.0	3.1	3.1	3.2	3.3
63.4	67.2	70.9	74.5	78.1	81.6	85.0	88.4	91.6	94.7	97.6	100.5	103.1	105.7	108.0	110.1	112.1	113.8	115.2	116.5	117.4	118.9	120.7	122.3
59.6	63.3	66.9	70.4	73.9	77.3	80.6	83.8	86.9	89.9	92.8	95.5	98.1	100.5	102.7	104.7	106.5	108.1	109.4	110.5	111.4	112.7	114.4	115.9
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
8.5	8.7	8.9	9.1	9.2	9.4	9.6	9.8	10.0	10.2	10.4	10.6	10.8	11.0	11.3	11.5	11.7	11.9	12.2	12.4	12.7	12.9	13.2	13.5
8.5	8.7	8.9	9.1	9.2	9.4	9.6	9.8	10.0	10.2	10.4	10.6	10.8	11.0	11.3	11.5	11.7	11.9	12.2	12.4	12.7	12.9	13.2	13.5
136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2	136.2
25.8	24.7	23.5	22.4	21.2	20.1	18.9	17.7	16.4	15.2	13.9	12.6	11.3	10.0	8.6	7.2	5.8	4.4	3.0	1.5	-0.0	-0.0	-0.0	-0.0
-1.1	-1.1	-1.1	-1.2	-1.2	-1.2	-1.2	-1.2	-1.3	-1.3	-1.3	-1.3	-1.3	-1.4	-1.4	-1.4	-1.4	-1.4	-1.5	-1.5	-0.0	-0.0	-0.0	-0.0
24.7	23.5	22.4	21.2	20.1	18.9	17.7	16.4	15.2	13.9	12.6	11.3	10.0	8.6	7.2	5.8	4.4	3.0	1.5	-0.0	-0.0	-0.0	-0.0	
160.9	159.7	158.6	157.4	156.3	155.1	153.9	152.6	151.4	150.1	148.8	147.5	146.2	144.8	143.4	142.0	140.6	139.2	137.7	136.2	136.2	136.2	136.2	136.2

2064.65	2065.66	2066.67	2067.68	2068.69	2069.70
-48.4	-49.0	-49.6	-50.2	-50.8	-51.4
0.3	0.3	0.3	0.3	0.3	0.4
-1.7	-1.8	-1.8	-1.8	-1.8	-1.9
-3.0	-3.1	-3.1	-3.2	-3.2	-3.3
-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
-52.9	-53.5	-54.2	-54.9	-55.6	-56.3
2.7	2.7	2.8	2.9	2.9	3.0
0.1	0.1	0.1	0.1	0.1	0.1
0.0	0.0	0.0	0.0	0.0	0.0
14.9	15.2	15.5	15.8	16.1	16.4
0.5	0.5	0.5	0.6	0.6	0.6
14.8	15.1	15.4	15.7	16.1	16.4
0.8	0.9	0.9	0.9	0.9	0.9
16.0	16.4	16.8	17.2	17.6	18.1
49.8	50.8	51.9	53.0	54.2	55.3
0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0
-0.9	-0.9	-0.9	-0.9	-0.8	-0.8
0.0	0.0	0.0	0.0	0.0	0.0
-4.0	-3.6	-3.2	-2.7	-2.3	-1.8
-0.7	-0.8	-0.8	-0.8	-0.8	-0.8
4.8	4.8	4.8	4.8	4.8	4.8
0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0
-0.1	-0.5	-0.9	-1.3	-1.7	-2.2
3.9	3.5	3.1	2.7	2.2	1.8
-0.0	-0.0	-0.0	-0.0	-0.0	-0.0
3.2	3.3	3.4	3.4	3.5	3.6
73.1	72.6	71.7	70.5	68.7	66.6
43.9	45.1	46.4	47.7	49.0	50.4
3.3	3.4	3.5	3.6	3.6	3.7
123.6	124.5	125.0	125.2	124.9	124.2
117.0	117.8	118.2	118.2	117.8	116.9
0.0	0.0	0.0	0.0	0.0	0.0
13.7	14.0	14.3	14.6	14.9	15.2
13.7	14.0	14.3	14.6	14.9	15.2
136.2	136.2	136.2	136.2	136.2	136.2
0.0	0.0	0.0	0.0	0.0	0.0
136.2	136.2	136.2	136.2	136.2	136.2
-0.0	-0.0	-0.0	-0.0	-0.0	-0.0
0.0	0.0	0.0	0.0	0.0	0.0
-0.0	-0.0	-0.0	-0.0	-0.0	-0.0
136.2	136.2	136.2	136.2	136.2	136.2