

Appendix Three : HRA Business Plan Projections 2022 - Variance Analysis(£m)

**Projected Net Revenue Expenditure**

Year	2021/22 £m	2022/23 £m	Variance £m	Comments for Variances of Interest and of +/- £0.5m
Housing Rent	-26.1	-27.4	-1.3	Rent Increase in line with National Rent Policy
Void Losses	0.2	0.2	0.0	
Service Charges	-0.7	-0.6	0.1	
Non-Dwelling Income	-1.1	-1.1	0.0	
Grants & Other Income	-0.0	-0.0	0.0	
<b>Total Income</b>	<b>-27.8</b>	<b>-28.9</b>		
Premises	1.2	1.2	0.0	
Supplies and Services	0.1	0.2	0.1	
Third Party Payments	0.0	0.0	0.0	
Support Services (Staffing)	6.1	8.2	2.1	Staff Salary Inflation plus inflation
Capital Charges	0.0	0.0	0.0	
Depreciation	6.2	6.2	0.0	
Bad Debt Provision	0.4	0.4	0.0	
Responsive & Cyclical Repairs	6.5	7.7	1.3	Contract Inflation
<b>Total Revenue Expenditure</b>	<b>20.4</b>	<b>23.9</b>		
Finance Administration	0.0	0.0	0.0	
New Borrowing Interest Paid	0.0	0.4	0.4	New Development Loan Interest Paid
Interest Received	-0.3	-0.1	0.2	
Other Appropriations	0.0	0.0	0.0	
<b>Net Operating Income</b>	<b>-7.7</b>	<b>-4.7</b>		
Pension IAS19 /Other HRA Reserve Adj	-0.3	-0.3	0.0	
Self Financing Debt Interest Paid	4.8	4.8	0.0	
Other Appropriations	0.0	0.1	0.1	
Contribution to / from reserves	0.0	-0.1	-0.2	
Revenue Contribution to Capital Outlay	0.0	0.0	0.0	
Contribution to HRA CIR	3.3	0.3	-3.0	Increased Inflation Expenditure reduces contribution to HRA CIR
<b>Total Appropriations</b>	<b>7.7</b>	<b>4.7</b>		
<b>Net Revenue Exp/(Income)</b>	<b>0.0</b>	<b>-0.0</b>		
<b>HRA Balance &amp; Reserves</b>				
HRA Closing Balance	1.5	1.5	0.0	
CIR Closing Balance	28.4	29.2	0.8	
MRR Closing Balance	4.9	6.1	1.2	Delayed works meant balances increased slightly when budget returned to the MRR
RTB 1-4-1 Closing Balance	0.2	0.1	-0.1	
	<b>35.0</b>	<b>37.0</b>		

**Projected Capital Expenditure**

Construction/Acquisition of Homes	45.3	23.6	-21.7	Phasing of HIP development plan governs the annual budgets so this is variable each year
Capital Maintenance & Improvement	14.2	16.7	2.5	Inflation increases
<b>Total Capital Expenditure</b>	<b>59.5</b>	<b>40.3</b>		

**Projected Borrowing**

Borrowing b/f	136.2	136.2	0.0	Existing Self Financing Maturity Loan
Self Financing Loans Repaid	0.0	0.0	0.0	Existing Loan Repayments Due 2061/62 or to be refinanced
<b>Self Financing Borrowing c/f</b>	<b>136.2</b>	<b>136.2</b>		
New Borrowing	57.9	25.0	-32.9	Delay in the New Annuity Loan borrowing being taken out from PWLB
New Borrowing Loans Repaid	-1.0	-0.4	0.6	New Annuity Loan Repayments
<b>New Borrowing c/f</b>	<b>56.9</b>	<b>24.6</b>		
<b>Total Borrowing c/f</b>	<b>193.1</b>	<b>160.8</b>		