

## Appendix Two : HRA Business Plan Projections 2017/18-2061/62 (£m)

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
<b>Projected Net Revenue Expenditure</b>															
Rental Income	-25.4	-25.0	-24.6	-24.9	-25.2	-25.6	-25.9	-26.2	-26.6	-26.9	-27.3	-27.6	-28.0	-28.4	-28.8
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
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	-0.5	-0.5	-0.5
Non-Dwelling Income	-0.9	-1.0	-1.0	-1.0	-1.1	-1.1	-1.2	-1.2	-1.3	-1.3	-1.4	-1.4	-1.5	-1.5	-1.6
Grants & Other 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	-0.1	-0.1	-0.1
<b>Total Income</b>	<b>-26.6</b>	<b>-26.3</b>	<b>-25.9</b>	<b>-26.3</b>	<b>-26.6</b>	<b>-27.0</b>	<b>-27.4</b>	<b>-27.8</b>	<b>-28.2</b>	<b>-28.6</b>	<b>-29.0</b>	<b>-29.4</b>	<b>-29.8</b>	<b>-30.3</b>	<b>-30.7</b>
Supervision & Management	5.8	5.9	6.0	6.1	6.3	6.4	6.5	6.6	6.8	6.9	7.0	7.2	7.3	7.5	7.6
Bad Debt Provision	0.4	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
Responsive & Cyclical Repairs	5.3	5.4	5.5	5.7	5.8	6.0	6.1	6.3	6.4	6.6	6.7	6.9	7.1	7.3	7.4
<b>Total Revenue Expenditure</b>	<b>11.4</b>	<b>11.8</b>	<b>12.1</b>	<b>12.3</b>	<b>12.6</b>	<b>12.9</b>	<b>13.2</b>	<b>13.5</b>	<b>13.8</b>	<b>14.1</b>	<b>14.4</b>	<b>14.7</b>	<b>15.0</b>	<b>15.3</b>	<b>15.7</b>
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
Interest Received	-0.3	-0.2	-0.2	-0.3	-0.3	-0.3	-0.4	-0.4	-0.5	-0.5	-0.5	-0.6	-0.6	-0.6	-0.7
Depreciation	6.4	6.4	6.5	6.6	6.7	6.8	6.9	6.9	7.0	7.1	7.2	7.3	7.4	7.5	7.6
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	-0.1	-0.1	-0.1
Revenue Contribution to Capital	4.5	3.5	2.8	2.9	2.9	3.0	3.1	3.1	3.2	3.2	3.2	3.3	3.3	3.4	3.4
<b>Net Revenue Exp/(Income)</b>	<b>0.1</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>
<b>HRA Balance &amp; Reserves</b>															
Opening HRA Balance	-20.7	-26.6	-32.0	-36.9	-41.9	-46.9	-52.0	-57.1	-62.2	-67.3	-72.4	-77.5	-82.7	-87.8	-93.0
Closing HRA Balance	-26.6	-32.0	-36.9	-41.9	-46.9	-52.0	-57.1	-62.2	-67.3	-72.4	-77.5	-82.7	-87.8	-93.0	-98.1
<b>Projected Capital Expenditure</b>															
Construction/Acquisition of Homes	0.8	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
Capital Maintenance & Improvement	5.2	4.6	4.6	4.6	4.6	4.7	4.8	5.0	5.1	5.2	5.3	5.5	5.6	5.7	5.9
<b>Total Capital Expenditure</b>	<b>6.0</b>	<b>4.6</b>	<b>4.6</b>	<b>4.6</b>	<b>4.6</b>	<b>4.7</b>	<b>4.8</b>	<b>5.0</b>	<b>5.1</b>	<b>5.2</b>	<b>5.3</b>	<b>5.5</b>	<b>5.6</b>	<b>5.7</b>	<b>5.9</b>
<b>Projected Borrowing</b>															
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
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	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	0.0	0.0	0.0
<b>Borrowing c/f</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>

## Appendix Two : HRA Business Plan Project

Year	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47
<b>Projected Net Revenue Expenditure</b>															
Rental Income	-29.1	-29.5	-29.9	-30.3	-30.7	-31.1	-31.5	-31.9	-32.3	-32.7	-33.2	-33.6	-34.1	-34.5	-34.9
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
Service Charges	-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	-0.6
Non-Dwelling Income	-1.7	-1.7	-1.8	-1.9	-1.9	-2.0	-2.1	-2.2	-2.3	-2.4	-2.5	-2.6	-2.7	-2.8	-3.0
Grants & Other Income	-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
<b>Total Income</b>	<b>-31.2</b>	<b>-31.6</b>	<b>-32.1</b>	<b>-32.5</b>	<b>-33.0</b>	<b>-33.5</b>	<b>-34.0</b>	<b>-34.5</b>	<b>-35.0</b>	<b>-35.6</b>	<b>-36.1</b>	<b>-36.7</b>	<b>-37.2</b>	<b>-37.8</b>	<b>-38.4</b>
Supervision & Management	7.8	7.9	8.1	8.3	8.4	8.6	8.8	8.9	9.1	9.3	9.5	9.7	9.9	10.1	10.3
Bad Debt Provision	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	0.8	0.8
Responsive & Cyclical Repairs	7.6	7.8	8.0	8.2	8.4	8.6	8.8	9.1	9.3	9.5	9.8	10.0	10.3	10.5	10.8
<b>Total Revenue Expenditure</b>	<b>16.0</b>	<b>16.4</b>	<b>16.7</b>	<b>17.1</b>	<b>17.5</b>	<b>17.9</b>	<b>18.3</b>	<b>18.7</b>	<b>19.1</b>	<b>19.5</b>	<b>20.0</b>	<b>20.4</b>	<b>20.9</b>	<b>21.3</b>	<b>21.8</b>
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
Interest Received	-0.7	-0.7	-0.8	-0.8	-0.8	-0.9	-0.9	-1.0	-1.0	-1.0	-1.1	-1.1	-1.1	-1.2	-1.2
Depreciation	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	9.0	9.1	9.2
Reserve Adjustments	-0.1	-0.1	-0.1	-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	3.5	3.5	3.6	3.6	3.6	3.7	3.7	3.7	3.8	3.8	3.8	3.9	3.9	3.9	4.0
<b>Net Revenue Exp/(Income)</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>	<b>-0.0</b>
<b>HRA Balance &amp; Reserves</b>															
Opening HRA Balance	-98.1	-103.2	-108.3	-113.4	-118.5	-123.6	-128.6	-133.6	-138.6	-143.5	-148.4	-153.3	-158.1	-162.8	-167.5
Closing HRA Balance	-103.2	-108.3	-113.4	-118.5	-123.6	-128.6	-133.6	-138.6	-143.5	-148.4	-153.3	-158.1	-162.8	-167.5	-172.1
<b>Projected Capital Expenditure</b>															
Construction/Acquisition of Homes	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Capital Maintenance & Improvement	6.0	6.2	6.3	6.5	6.7	6.8	7.0	7.2	7.4	7.5	7.7	7.9	8.1	8.3	8.5
<b>Total Capital Expenditure</b>	<b>6.0</b>	<b>6.2</b>	<b>6.3</b>	<b>6.5</b>	<b>6.7</b>	<b>6.8</b>	<b>7.0</b>	<b>7.2</b>	<b>7.4</b>	<b>7.5</b>	<b>7.7</b>	<b>7.9</b>	<b>8.1</b>	<b>8.3</b>	<b>8.5</b>
<b>Projected Borrowing</b>															
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
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	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	0.0	0.0	0.0
<b>Borrowing c/f</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>

## Appendix Two : HRA Business Plan Project

Year	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53	2053/54	2054/55	2055/56	2056/57	2057/58	2058/59	2059/60	2060/61	2061/62
<b>Projected Net Revenue Expenditure</b>															
Rental Income	-35.4	-35.9	-36.3	-36.8	-37.3	-37.8	-38.3	-38.8	-39.3	-39.8	-40.3	-40.8	-41.4	-41.9	-42.3
Void Losses	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
Service Charges	-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
Non-Dwelling Income	-3.1	-3.2	-3.4	-3.5	-3.7	-3.9	-4.0	-4.2	-4.4	-4.6	-4.8	-5.1	-5.3	-5.5	-5.8
Grants & Other Income	-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
<b>Total Income</b>	<b>-39.0</b>	<b>-39.6</b>	<b>-40.2</b>	<b>-40.8</b>	<b>-41.5</b>	<b>-42.1</b>	<b>-42.8</b>	<b>-43.5</b>	<b>-44.2</b>	<b>-44.9</b>	<b>-45.7</b>	<b>-46.4</b>	<b>-47.2</b>	<b>-48.0</b>	<b>-48.6</b>
Supervision & Management	10.5	10.7	10.9	11.1	11.3	11.6	11.8	12.0	12.3	12.5	12.8	13.0	13.3	13.5	13.8
Bad Debt Provision	0.8	0.8	0.8	0.8	0.8	0.8	0.9	0.9	0.9	0.9	0.9	0.9	0.9	1.0	1.0
Responsive & Cyclical Repairs	11.0	11.3	11.6	11.9	12.2	12.5	12.8	13.1	13.5	13.8	14.1	14.5	14.9	15.2	15.6
<b>Total Revenue Expenditure</b>	<b>22.3</b>	<b>22.8</b>	<b>23.3</b>	<b>23.8</b>	<b>24.4</b>	<b>24.9</b>	<b>25.5</b>	<b>26.0</b>	<b>26.6</b>	<b>27.2</b>	<b>27.8</b>	<b>28.4</b>	<b>29.1</b>	<b>29.7</b>	<b>30.4</b>
Interest Paid	4.8	4.8	4.8	4.8	4.8	4.7	4.1	3.5	2.9	2.4	1.8	1.2	0.7	0.2	-0.3
Interest Received	-1.2	-1.3	-1.3	-1.3	-1.3	-1.3	-1.3	-1.2	-1.2	-1.1	-1.1	-1.0	-1.0	-0.9	-0.9
Depreciation	9.3	9.4	9.5	9.7	9.8	9.9	10.0	10.2	10.3	10.4	10.6	10.7	10.8	11.0	11.1
Reserve Adjustments	-0.2	-0.2	-0.2	-0.2	-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	4.0	4.0	4.1	4.1	4.1	4.2	4.7	5.2	5.7	6.3	6.8	7.3	7.8	8.3	8.6
<b>Net Revenue Exp/(Income)</b>	<b>-0.1</b>	<b>-0.1</b>	<b>-0.1</b>	<b>-0.1</b>	<b>-0.1</b>	<b>-0.1</b>	<b>-0.1</b>	<b>-0.1</b>	<b>-0.1</b>	<b>-0.1</b>	<b>-0.1</b>	<b>-0.1</b>	<b>-0.1</b>	<b>-0.1</b>	<b>-0.1</b>
<b>HRA Balance &amp; Reserves</b>															
Opening HRA Balance	-172.1	-176.7	-181.2	-185.6	-189.9	-194.2	-185.3	-176.9	-168.9	-161.3	-154.1	-147.3	-140.9	-134.7	-128.9
Closing HRA Balance	-176.7	-181.2	-185.6	-189.9	-194.2	-185.3	-176.9	-168.9	-161.3	-154.1	-147.3	-140.9	-134.7	-128.9	-117.1
<b>Projected Capital Expenditure</b>															
Construction/Acquisition of Homes	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Capital Maintenance & Improvement	8.7	9.0	9.2	9.4	9.6	9.9	10.1	10.4	10.6	10.9	11.2	11.5	11.8	12.0	12.3
<b>Total Capital Expenditure</b>	<b>8.7</b>	<b>9.0</b>	<b>9.2</b>	<b>9.4</b>	<b>9.6</b>	<b>9.9</b>	<b>10.1</b>	<b>10.4</b>	<b>10.6</b>	<b>10.9</b>	<b>11.2</b>	<b>11.5</b>	<b>11.8</b>	<b>12.0</b>	<b>12.3</b>
<b>Projected Borrowing</b>															
Borrowing b/f	136.2	136.2	136.2	136.2	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	0.0	0.0	0.0	0.0
Loans Repaid	0.0	0.0	0.0	0.0	0.0	-13.0	-13.0	-13.0	-13.0	-13.0	-13.0	-13.0	-13.0	-13.0	-19.2
<b>Borrowing c/f</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>136.2</b>	<b>123.2</b>	<b>110.2</b>	<b>97.2</b>	<b>84.2</b>	<b>71.2</b>	<b>58.2</b>	<b>45.2</b>	<b>32.2</b>	<b>19.2</b>	<b>0.0</b>