

Appendix 2

**HOUSING REVENUE ACCOUNT (HRA) 30 YEAR FINANCE PLAN**

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022-42
	£'000s	£'000s	£'000s	£'000s	£'000s	£'000s	£'000s	£'000s	£'000s	£'000s	£'000s
Properties (estimated):	5,195	5,185	5,175	5,165	5,155	5,145	5,135	5,125	5,115	5,105	4,905
Rents net of voids	-23,240	-24,402	-25,622	-26,903	-27,845	-28,819	-29,828	-30,872	-31,953	-33,071	-967,968
Other income	-2,143	-2,218	-2,296	-2,376	-2,459	-2,545	-2,634	-2,726	-2,822	-2,921	-85,487
<b>Gross income</b>	<b>-25,383</b>	<b>-26,620</b>	<b>-27,918</b>	<b>-29,279</b>	<b>-30,304</b>	<b>-31,365</b>	<b>-32,462</b>	<b>-33,599</b>	<b>-34,774</b>	<b>-35,992</b>	<b>-1,053,455</b>
Housing Management	4,255	4,404	4,558	4,718	4,883	5,054	5,230	5,414	5,603	5,799	169,737
Asset Management	864	894	926	958	991	1,026	1,062	1,099	1,138	1,178	34,466
Corporate Services	1,272	1,317	1,363	1,410	1,460	1,511	1,564	1,618	1,675	1,734	50,742
Maintenance	4,681	4,876	5,046	5,223	5,406	5,595	5,791	5,993	6,203	6,420	187,916
Bad debt provision	119	123	127	132	137	141	146	151	157	162	4,747
Debt Management costs	50	52	54	55	57	59	61	64	66	68	1,995
Contribution to Capital programme	5,942	10,282	9,964	6,050	6,269	10,995	11,229	6,972	7,223	12,233	327,118
Sheltered Housing Reprovision (SHR)	2,750	2,846	2,946	3,049	3,156	3,266	3,380	3,499	3,621	3,748	109,701
Use of SHR in Capital Programme	0	-4,125	-4,125	0	0	-4,500	-4,500	0	0	-4,750	-106,250
Landlord Service Efficiency Programme	-400	-414	-428	-443	-459	-475	-492	-509	-527	-545	-15,957
<b>Expenditure</b>	<b>19,533</b>	<b>20,254</b>	<b>20,429</b>	<b>21,151</b>	<b>21,899</b>	<b>22,672</b>	<b>23,473</b>	<b>24,301</b>	<b>25,159</b>	<b>26,046</b>	<b>764,215</b>
<b>Net Cost of Services</b>	<b>-5,850</b>	<b>-6,366</b>	<b>-7,488</b>	<b>-8,128</b>	<b>-8,405</b>	<b>-8,692</b>	<b>-8,990</b>	<b>-9,297</b>	<b>-9,616</b>	<b>-9,945</b>	<b>-289,240</b>
Interest on cash balances	-19	-19	-19	-19	-19	-19	-19	-19	-19	-19	-802
<b>Net Operating Expenditure</b>	<b>-5,869</b>	<b>-6,384</b>	<b>-7,507</b>	<b>-8,146</b>	<b>-8,424</b>	<b>-8,711</b>	<b>-9,008</b>	<b>-9,316</b>	<b>-9,634</b>	<b>-9,964</b>	<b>-290,042</b>
<b>Interest repayment</b>	<b>4,746</b>	<b>5,498</b>	<b>6,248</b>	<b>6,972</b>	<b>7,688</b>	<b>7,651</b>	<b>7,598</b>	<b>7,528</b>	<b>7,438</b>	<b>7,328</b>	<b>78,619</b>
<b>Principal repayment/set aside</b>	<b>1,123</b>	<b>886</b>	<b>1,259</b>	<b>1,174</b>	<b>736</b>	<b>1,060</b>	<b>1,410</b>	<b>1,788</b>	<b>2,196</b>	<b>2,635</b>	<b>143,934</b>
<b>Capital Financing Requirement b/fwd</b>	<b>158,202</b>	<b>157,079</b>	<b>156,193</b>	<b>154,934</b>	<b>153,759</b>	<b>153,024</b>	<b>151,964</b>	<b>150,554</b>	<b>148,766</b>	<b>146,570</b>	<b>143,934</b>
<b>Capital Financing Requirement c/fwd</b>	<b>157,079</b>	<b>156,193</b>	<b>154,934</b>	<b>153,759</b>	<b>153,024</b>	<b>151,964</b>	<b>150,554</b>	<b>148,766</b>	<b>146,570</b>	<b>143,934</b>	<b>0</b>
<b>HRA Reserve b/fwd</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-3,702</b>
<b>Contribution (to)/from Reserve</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-67,489</b>
<b>HRA Reserve c/fwd</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-3,702</b>	<b>-71,191</b>
<b>Capital programme</b>	<b>6,142</b>	<b>10,482</b>	<b>10,164</b>	<b>6,250</b>	<b>6,469</b>	<b>11,195</b>	<b>11,429</b>	<b>7,172</b>	<b>7,423</b>	<b>12,433</b>	<b>331,118</b>
Receipts	200	200	200	200	200	200	200	200	200	200	4,000
Revenue Contribution to Capital Outlay (RCCO)	5,942	10,282	9,964	6,050	6,269	10,995	11,229	6,972	7,223	12,233	327,118
<b>Total Financing</b>	<b>6,142</b>	<b>10,482</b>	<b>10,164</b>	<b>6,250</b>	<b>6,469</b>	<b>11,195</b>	<b>11,429</b>	<b>7,172</b>	<b>7,423</b>	<b>12,433</b>	<b>331,118</b>