

HRA BUSINESS PLAN FINANCIAL FORECAST

Appendix A

			1	2	3	4	5	6	7	8	9	10	
	2021/22 Outturn £000	2022/23 Budget £000	2022/23 Forecast £000	2023/24 Forecast £000	2024/25 Forecast £000	2025/26 Forecast £000	2026/27 Forecast £000	2027/28 Forecast £000	2028/29 Forecast £000	2029/30 Forecast £000	2030/31 Forecast £000	2031/32 Forecast £000	2032/33 Forecast £000
Income													
Dwelling Rents	(41,712)	(43,577)	(43,446)	(45,573)	(47,640)	(48,928)	(50,127)	(51,356)	(52,613)	(53,900)	(55,202)	(56,521)	(57,871)
Ground Rents	(13)	(11)	(11)	(11)	(11)	(11)	(11)	(11)	(11)	(11)	(11)	(11)	(11)
Garage Rents	(1,153)	(1,222)	(1,183)	(1,206)	(1,223)	(1,245)	(1,267)	(1,290)	(1,313)	(1,336)	(1,360)	(1,384)	(1,408)
Other Income	(2,102)	(2,237)	(2,347)	(2,455)	(2,518)	(2,525)	(2,586)	(2,649)	(2,711)	(2,776)	(2,842)	(2,909)	(2,979)
Total Income	(44,980)	(47,047)	(46,987)	(49,245)	(51,392)	(52,709)	(53,991)	(55,306)	(56,648)	(58,023)	(59,415)	(60,825)	(62,269)
Expenditure													
Prudential Borrowing	(1,177)	(478)	(478)	(478)	(478)	(478)	0	0	0	0	0	0	0
Client Costs	3,512	4,736	4,710	4,950	5,104	5,162	5,271	5,426	5,498	5,616	5,781	5,862	5,990
Base Capital Programme	19,826	13,165	13,165	14,049	15,069	15,977	17,487	18,528	19,631	20,717	21,886	23,081	24,343
Debt Management	99	58	58	63	60	65	61	66	63	67	64	69	65
Debt Impairment	298	809	773	692	721	755	1,004	1,028	1,052	1,078	1,103	1,129	1,156
Interest	7,196	7,191	7,173	7,167	7,141	7,230	7,501	7,487	7,469	7,450	7,430	7,409	7,387
Contribution to Future Capital Expenditure Reserve	0	1,000	0	0	215	214	500	500	500	500	500	500	500
Replenishment of reserves	0	0	0	120	197	277	277	277	277	277	277	277	277
Principal Repayment of Debt	509	587	537	643	676	702	258	267	278	290	302	314	327
Total Expenditure	30,263	27,068	25,938	27,206	28,705	29,904	32,359	33,579	34,768	35,995	37,343	38,641	40,045
(Surplus)/ Deficit for Year Before Management Fee	(14,717)	(19,979)	(21,049)	(22,039)	(22,687)	(22,805)	(21,632)	(21,727)	(21,880)	(22,028)	(22,072)	(22,184)	(22,224)
SCH Revenue Management Fee	19,771	19,732	19,732	22,146	22,241	22,549	23,000	23,460	23,929	24,408	24,896	25,394	25,902
PPM Repayments	1,177	478	478	478	478	478	0	0	0	0	0	0	0
Gross Management Fee	20,948	20,210	20,210	22,624	22,719	23,027	23,000	23,460	23,929	24,408	24,896	25,394	25,902
(Surplus)/ Deficit for Year After Management Fee	6,231	231	(839)	585	32	222	1,368	1,733	2,049	2,380	2,824	3,210	3,678
				4-years 21/22 to 24/25 Forecast			0			10-years 22/23 to 31/32 Forecast			18,081