

HRA BUSINESS PLAN FINANCIAL FORECAST

Appendix A

			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
	2017/18 Outturn £000	2018/19 Budget £000	2018/19 Forecast £000	2019/20 Forecast £000	2020/21 Forecast £000	2021/22 Forecast £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
Income													
Dwelling Rents	(41,197)	(40,583)	(40,621)	(40,143)	(41,282)	(42,498)	(43,500)	(44,524)	(45,571)	(46,639)	(47,732)	(48,847)	(49,987)
Ground Rents	(20)	(30)	(30)	(30)	(30)	(30)	(30)	(30)	(30)	(30)	(30)	(30)	(30)
Garage Rents	(1,124)	(1,252)	(1,171)	(1,190)	(1,210)	(1,230)	(1,253)	(1,275)	(1,298)	(1,322)	(1,345)	(1,370)	(1,394)
Other Income	(2,128)	(1,776)	(1,701)	(1,815)	(1,860)	(1,913)	(1,962)	(2,005)	(2,050)	(2,095)	(2,142)	(2,191)	(2,239)
Total Income	(44,469)	(43,641)	(43,523)	(43,178)	(44,382)	(45,671)	(46,745)	(47,834)	(48,949)	(50,086)	(51,249)	(52,438)	(53,650)
Expenditure													
Prudential Borrowing	(1,139)	(1,177)	(1,177)	(1,177)	(1,163)	(478)	(478)	(478)	(478)	(478)	0	0	0
Client Costs	3,087	3,077	3,247	3,426	3,524	3,550	3,624	3,701	3,823	3,860	3,944	4,072	4,117
Base Capital Programme	11,492	11,706	11,506	11,611	12,099	13,812	19,870	23,920	20,360	20,580	12,970	24,020	16,420
Debt Management Cost & Bad Debts Provision	1,222	916	1,217	1,473	1,651	1,674	1,713	1,750	1,787	1,826	1,866	1,905	1,946
Interest	7,187	7,508	7,259	7,485	7,638	7,863	7,770	7,737	7,702	7,666	7,629	7,509	7,490
Principal Repayment of Debt	920	998	1,028	1,154	1,255	726	757	790	825	861	420	439	459
Total Expenditure	22,769	23,028	23,080	23,972	25,004	27,147	33,256	37,420	34,019	34,315	26,829	37,945	30,432
(Surplus)/ Deficit for Year before Management Fee	(21,700)	(20,613)	(20,443)	(19,206)	(19,378)	(18,524)	(13,489)	(10,414)	(14,930)	(15,771)	(24,420)	(14,493)	(23,218)
SCH Base Revenue Management Fee	18,452	18,160	18,360	18,115	18,096	18,985	18,740	19,077	19,420	19,770	20,126	20,488	20,857
Additional Management Fee (use of earmarked reserves)	0	0	42	84	42	0	0	0	0	0	0	0	0
Total Revenue Management Fee (excluding PPM)	18,452	18,160	18,402	18,199	18,138	18,985	18,740	19,077	19,420	19,770	20,126	20,488	20,857
PPM Repayments	1,139	1,177	1,177	1,177	1,163	478	478	478	478	478	0	0	0
Gross Management Fee	19,591	19,337	19,579	19,376	19,301	19,463	19,218	19,555	19,898	20,248	20,126	20,488	20,857
(Surplus)/ Deficit for Year After Management Fee	(2,109)	(1,276)	(864)	170	(77)	939	5,729	9,141	4,968	4,477	(4,294)	5,995	(2,361)

£168k (use of reserves)

£23,655M Future Savings Requirement