

HOUSING PORTFOLIO

HOUSING REVENUE ACCOUNT FIVE YEAR FORECAST

2008/09 ORIGINAL		2009/10 REVISED	2010/11 ESTIMATE	2011/12 FORECAST	2012/13 FORECAST	2013/14 FORECAST	2014/15 FORECAST
£000		£000	£000	£000	£000	£000	£000
	EXPENDITURE						
4,312	Supervision and Management General	4,369	4,434	4,419	4,507	4,620	4,736
3,367	Supervision and Management Special	3,728	3,804	3,880	3,958	4,037	4,118
369	Rents,Rates,Taxes and Insurances	413	431	440	449	458	467
6,000	Contribution to Repairs Fund	5,600	5,600	5,200	5,200	5,200	5,200
14,048	TOTAL MANAGEMENT / MAINTENANCE	14,110	14,269	13,939	14,114	14,315	14,521
8,654	Depreciation	7,776	8,010	8,116	8,440	8,788	9,162
10,842	HRA Subsidy Payable	9,751	10,052	11,570	12,534	13,279	14,053
50	Debt Management Expenses	41	41	42	43	44	45
110	Provision for Bad / Doubtful Debts	55	55	55	55	55	55
33,704	TOTAL EXPENDITURE	31,733	32,427	33,722	35,186	36,481	37,836
	INCOME						
24,430	Gross Rent of Dwellings	25,188	25,791	26,806	27,857	28,929	30,014
2,501	Non Dwelling Rents	2,418	2,606	2,640	2,676	2,712	2,748
1,512	Charges for Services & Facilities	1,920	1,928	1,967	2,006	2,046	2,087
323	Contribution from General Fund	298	314	320	326	333	340
28,766	TOTAL INCOME	29,824	30,639	31,733	32,865	34,020	35,189
4,938	NET COST OF SERVICES	1,909	1,788	1,989	2,321	2,462	2,648

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HOUSING REVENUE ACCOUNT FIVE YEAR FORECAST

2008/09 ORIGINAL		2009/10 REVISED	2010/11 ESTIMATE	2011/12 FORECAST	2012/13 FORECAST	2013/14 FORECAST	2014/15 FORECAST
£000		£000	£000	£000	£000	£000	£000
4,938	NET COST OF SERVICES	1,909	1,788	1,989	2,321	2,462	2,648
(2,020)	Interest on Receipts and Balances	(544)	(537)	(694)	(1,341)	(1,341)	(1,341)
(4,051)	Depreciation	(2,998)	(3,166)	(3,181)	(3,411)	(3,663)	(3,946)
195	Pensions Interest / Return on Assets	723	723	723	723	723	723
(938)	NET OPERATING EXPENDITURE/(INCOME)	(910)	(1,192)	(1,163)	(1,708)	(1,820)	(1,917)
	APPROPRIATIONS						
1,135	Capital expenditure charged to revenue (approved)	1,525	1,763	1,450	700	750	750
	Increase in Capital expenditure charged to revenue	0	0	1,350	2,100	2,050	2,050
(194)	FRS 17 Adjustment	(640)	(614)	(614)	(614)	(614)	(614)
15	Transfer to Reserves	50	50	50	50	50	50
18	(SURPLUS) / DEFICIT FOR YEAR	25	7	1,073	528	416	319
6,201	BALANCE BROUGHT FORWARD	6,122	6,097	6,090	5,017	4,489	4,073
18	(SURPLUS) / DEFICIT FOR YEAR	25	7	1,073	528	416	319
6,183	BALANCE CARRIED FORWARD	6,097	6,090	5,017	4,489	4,073	3,753

HRA 30 Year Business Plan

Year		Income			Total Income	Expenditure					Total Revenue Expenditure	Net Operating Income	Appropriations			ANNUAL CASHFLOW	Opening Balance	Closing Balance		
		Rental Income	Other Income	Subsidy		General Management	Special Management	Other Management	Responsive & Cyclical Repairs	Interest Received			Depreciation	FRS 17 /Other HRA Reserve Adj	AMRA Adjustment				Revenue Contribution to Capital	Total Appropriations
2009.10	1	25,188,166	4,636,000	-9,750,104	20,074,061	-4,369,000	-3,728,000	-468,000	-5,600,000	-14,165,000	502,131	-7,776,079	-1,364,886	-133,000	2,998,000	-1,525,000	1,340,000	-24,886	6,081,000	6,056,114
2010.11	2	25,791,016	4,848,000	-10,051,527	20,587,489	-4,434,000	-3,804,000	-486,000	-5,600,000	-14,324,000	493,942	-8,009,608	-1,252,176	-159,000	3,166,000	-1,763,000	1,244,000	-8,176	6,056,114	6,047,938
2011.12	3	26,805,813	4,927,000	-11,570,078	20,162,735	-4,419,000	-3,880,000	-495,000	-5,200,000	-13,994,000	652,000	-8,166,229	-1,345,493	-159,000	3,231,000	-2,800,000	272,000	-1,073,493	6,047,938	4,974,444
2012.13	4	27,855,941	5,007,800	-12,533,638	20,330,104	-4,507,380	-3,957,600	-503,800	-5,200,000	-14,168,780	1,298,087	-8,514,826	-1,055,416	-159,000	3,486,249	-2,800,000	527,249	-528,167	4,974,444	4,446,277
2013.14	5	28,929,340	5,090,040	-13,279,188	20,740,192	-4,620,065	-4,036,752	-512,776	-5,200,000	-14,369,593	1,297,000	-8,883,007	-1,215,407	-159,000	3,761,663	-2,800,000	802,663	-412,745	4,446,277	4,033,533
2014.15	6	30,014,093	5,173,748	-14,052,734	21,135,107	-4,735,566	-4,117,487	-521,932	-5,200,000	-14,574,985	1,295,995	-9,312,638	-1,456,520	-159,000	4,096,827	-2,800,000	1,137,827	-318,693	4,033,533	3,714,840
2015.16	7	31,132,550	5,258,951	-14,844,364	21,547,137	-4,853,955	-4,199,837	-533,321	-5,844,305	-15,431,418	1,317,517	-9,769,801	-2,336,566	-159,000	4,461,854	-2,000,000	2,302,854	-33,712	3,714,840	3,681,128
2016.17	8	32,298,203	5,345,677	-15,653,036	21,990,844	-4,975,304	-4,283,834	-544,984	-6,653,376	-16,457,497	1,325,263	-10,256,947	-3,398,337	-159,000	4,859,405	-1,200,000	3,500,405	102,068	3,681,128	3,783,196
2017.18	9	33,028,283	5,433,955	-16,112,590	22,349,649	-5,099,687	-4,369,510	-556,038	-6,836,344	-16,861,579	1,323,371	-10,785,199	-3,973,758	-159,000	5,292,378	-1,100,000	4,033,378	59,620	3,783,196	3,842,816
2018.19	10	33,774,683	5,523,814	-16,553,305	22,745,192	-5,227,179	-4,456,900	-567,316	-7,024,343	-17,275,739	1,317,961	-11,353,681	-4,566,267	-159,000	5,763,929	-1,000,000	4,604,929	38,662	3,842,816	3,881,478
2019.20	11	34,551,270	5,615,283	-17,000,880	23,165,674	-5,357,858	-4,546,038	-578,848	-7,028,935	-17,511,680	1,304,618	-11,942,226	-4,983,615	-159,000	6,253,863	-1,000,000	5,094,863	111,249	3,881,478	3,992,727
2020.21	12	35,359,427	5,708,394	-17,460,076	23,607,745	-5,491,805	-4,636,959	-590,640	-7,168,470	-17,887,874	1,283,884	-12,574,124	-5,570,369	-159,000	6,785,442	-1,000,000	5,626,442	56,072	3,992,727	4,048,799
2021.22	13	36,186,398	5,803,177	-17,944,531	24,045,044	-5,629,100	-4,729,698	-602,673	-7,310,768	-18,272,239	1,260,752	-13,257,516	-6,223,960	-159,000	7,362,204	-1,000,000	6,203,204	-20,756	4,048,799	4,028,043
2022.23	14	37,032,619	5,899,663	-18,442,160	24,490,123	-5,769,827	-4,824,292	-614,951	-7,455,884	-18,664,954	1,235,152	-13,991,883	-6,931,562	-159,000	7,987,991	-1,000,000	6,828,991	-102,570	4,028,043	3,925,472
2023.24	15	37,898,536	5,997,885	-18,953,132	24,943,289	-5,914,073	-4,920,778	-627,480	-7,603,872	-19,066,203	1,206,758	-14,781,426	-7,697,583	-159,000	8,666,971	-1,000,000	7,507,971	-189,612	3,925,472	3,735,860
2024.25	16	38,790,719	6,097,876	-19,477,791	25,410,804	-6,061,925	-5,019,194	-640,276	-7,756,002	-19,477,396	1,175,472	-15,630,704	-8,521,824	-159,000	9,403,663	-1,000,000	8,244,663	-277,161	3,735,860	3,458,699
2025.26	17	39,710,093	6,199,669	-20,016,485	25,893,276	-6,213,473	-5,119,578	-653,345	-7,912,409	-19,898,804	1,141,241	-16,544,658	-9,408,945	-159,000	10,202,975	-1,000,000	9,043,975	-364,970	3,458,699	3,093,729
2026.27	18	40,651,192	6,303,297	-20,575,778	26,378,711	-6,368,810	-5,221,969	-666,681	-8,071,968	-20,329,428	1,103,900	-17,530,668	-10,377,485	-159,000	11,070,227	-1,000,000	9,911,227	-466,258	3,093,729	2,627,471
2027.28	19	41,614,529	6,408,796	-21,150,208	26,873,117	-6,528,030	-5,326,409	-680,290	-8,234,744	-20,769,474	1,063,234	-18,592,607	-11,425,730	-159,000	12,011,197	-1,000,000	10,852,197	-573,533	2,627,471	2,053,938
2028.29	20	42,600,627	6,516,202	-21,740,168	27,376,661	-6,691,231	-5,432,937	-694,178	-8,400,802	-21,219,149	1,019,088	-19,736,784	-12,560,184	-159,000	13,032,148	-844,289	12,028,860	-531,324	2,053,938	1,522,614
2029.30	21	43,623,857	6,625,550	-22,346,059	27,903,348	-6,858,512	-5,541,595	-708,376	-8,572,901	-21,681,385	989,414	-20,970,038	-13,758,662	-159,000	14,139,881	-751,145	13,229,736	-528,926	1,522,614	993,688
2030.31	22	44,685,806	6,736,876	-22,968,295	28,454,387	-7,029,975	-5,652,427	-722,891	-8,751,282	-22,156,575	981,966	-22,299,789	-15,020,011	-159,000	15,341,771	-156,632	15,026,139	6,128	993,688	999,816
2031.32	23	45,773,589	6,850,219	-23,621,692	29,002,117	-7,205,724	-5,765,476	-737,705	-8,933,384	-22,642,289	980,404	-23,738,541	-16,398,309	-159,000	16,645,822	-88,584	16,398,238	-71	999,816	999,745
2032.33	24	46,887,834	6,965,617	-24,293,152	29,560,299	-7,385,867	-5,880,785	-752,824	-9,119,285	-23,138,761	978,734	-25,290,742	-17,890,470	-159,000	18,060,716	-11,245	17,890,471	1	999,745	999,746
2033.34	25	48,029,184	7,083,109	-24,983,157	30,129,136	-7,570,514	-5,998,401	-768,254	-9,309,064	-23,646,233	976,241	-26,965,865	-19,506,721	-159,000	19,595,877	0	19,436,877	-69,844	999,746	929,902
2034.35	26	49,206,124	7,202,734	-25,692,201	30,716,658	-7,759,776	-6,118,369	-784,017	-9,504,300	-24,166,462	972,032	-28,774,182	-21,251,955	-159,000	21,261,527	0	21,102,527	-149,428	929,902	780,474
2035.36	27	50,419,918	7,324,533	-26,420,789	31,323,661	-7,953,771	-6,240,737	-800,118	-9,705,172	-24,699,798	966,017	-30,726,839	-23,136,959	-159,000	23,068,757	0	22,909,757	-227,203	780,474	553,271
2036.37	28	51,663,648	7,448,547	-27,177,780	31,934,415	-8,152,615	-6,365,551	-816,553	-9,910,303	-25,245,022	958,044	-32,838,384	-25,190,948	-159,000	25,029,601	0	24,870,601	-320,347	553,271	232,924
2037.38	29	52,938,055	7,574,818	-27,955,865	32,557,008	-8,356,431	-6,492,862	-833,326	-10,119,784	-25,802,403	947,352	-35,119,565	-27,417,608	-159,000	27,157,117	0	26,998,117	-419,491	232,924	-186,567
2038.39	30	54,243,893	7,703,390	-28,755,611	33,191,671	-8,565,341	-6,622,720	-850,446	-10,333,707	-26,372,214	945,421	-37,584,608	-29,819,729	-159,000	29,465,472	0	29,306,472	-513,257	-186,567	-699,824