HOUSING REVENUE ACCOUNT PROJECTIONS

Epping Forest District Council

Year	2011.12	2012.13	2013.14	2014.15	2015.16	2016.17	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
£'000	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**
INCOME:																			
Rental Income	27,789	29,979	31,340	32,752	34,272	35,261	36,280	37,327	38,405	39,514	40,655	41,828	43,036	44,278	45,557	46,872	48,225	49,617	51,049
Void Losses	-286	-300	-313	-327	-342	-352	-362	-373	-384	-395	-406	-418	-430	-442	-455	-468	-482	-496	-510
Service Charges	1,715	1,758	1,802	1,847	1,893	1,940	1,989	2,039	2,090	2,142	2,195	2,250	2,306	2,364	2,423	2,484	2,546	2,610	2,675
Non-Dwelling Income	930	953	977	1,002	1,027	1,052	1,079	1,105	1,133	1,161	1,190	1,220	1,251	1,282	1,314	1,347	1,381	1,415	1,450
Grants & Other Income	335	343	352	361	370	379	388	398	408	418	429	440	451	462	473	485	497	510	522
Total Income	**30,483**	**32,734**	**34,158**	**35,634**	**37,219**	**38,281**	**39,373**	**40,497**	**41,652**	**42,841**	**44,063**	**45,321**	**46,614**	**47,944**	**49,312**	**50,719**	**52,167**	**53,655**	**55,186**
EXPENDITURE:																			
General Management	-3,973	-4,072	-4,174	-4,278	-4,385	-4,495	-4,607	-4,723	-4,841	-4,962	-5,086	-5,213	-5,343	-5,477	-5,614	-5,754	-5,898	-6,045	-6,197
Special Management	-3,676	-3,768	-3,862	-3,959	-4,058	-4,159	-4,263	-4,370	-4,479	-4,591	-4,706	-4,823	-4,944	-5,067	-5,194	-5,324	-5,457	-5,593	-5,733
Other Management	-11,706	-404	-414	-424	-435	-446	-457	-468	-480	-492	-504	-517	-530	-543	-557	-571	-585	-600	-615
Rent Rebates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bad Debt Provision	-83	-90	-157	-164	-171	-176	-181	-186	-192	-197	-203	-209	-215	-221	-228	-234	-241	-248	-255
Responsive & Cyclical Repairs	-5,200	-2,080	-5,928	-6,076	-6,228	-6,383	-6,543	-6,707	-6,874	-7,046	-7,222	-7,403	-7,588	-7,778	-7,972	-8,171	-8,376	-8,585	-8,800
Total Revenue Expenditure	**-24,638**	**-10,414**	**-14,534**	**-14,901**	**-15,277**	**-15,659**	**-16,052**	**-16,454**	**-16,866**	**-17,288**	**-17,721**	**-18,165**	**-18,620**	**-19,086**	**-19,564**	**-20,054**	**-20,556**	**-21,071**	**-21,599**
Interest Paid	700	-6,865	-6,568	-6,531	-6,453	-6,346	-6,188	-5,999	-5,809	-5,558	-5,292	-4,997	-4,562	-4,013	-3,438	-2,802	-2,022	-1,211	-417
Finance Administration	-47	-103	-105	-108	-110	-113	-116	-119	-122	-125	-128	-131	-134	-138	-141	-145	-148	-152	-156
Interest Received	172	139	58	59	59	59	59	59	59	59	59	60	61	63	65	66	68	70	76
Depreciation	-4,949	-6,983	-7,139	-7,298	-7,473	-8,016	-8,207	-8,403	-8,604	-8,809	-9,020	-9,235	-9,455	-9,681	-9,912	-10,149	-10,391	-10,639	-10,893
Net Operating Income	**1,721**	**8,509**	**5,869**	**6,855**	**7,965**	**8,206**	**8,870**	**9,581**	**10,311**	**11,120**	**11,961**	**12,852**	**13,904**	**15,088**	**16,321**	**17,636**	**19,117**	**20,652**	**22,197**
APPROPRIATIONS:																			
FRS 17 /Other HRA Reserve Adj	-130	-132	-134	-136	-138	-141	-143	-145	-147	-150	-152	-155	-158	-160	-163	-166	-169	-172	-175
Debt Reduction	0	-11,915	-575	-983	-2,332	-2,160	-4,508	-3,416	-4,592	-5,992	-5,184	-7,251	-11,077	-12,013	-12,204	-14,584	-18,277	-15,877	-17,546
Revenue Contribution to Capital	-2,050	0	-5,124	-5,736	-5,494	-5,905	-4,218	-6,020	-5,570	-4,977	-6,625	-5,395	-2,616	-2,863	-3,899	-2,829	-612	-4,546	-4,107
Total Appropriations	**-2,180**	**-12,047**	**-5,833**	**-6,856**	**-7,964**	**-8,206**	**-8,869**	**-9,581**	**-10,310**	**-11,119**	**-11,962**	**-12,800**	**-13,850**	**-15,035**	**-16,267**	**-17,579**	**-19,058**	**-20,595**	**-21,827**
ANNUAL CASHFLOW	**-459**	**-3,539**	**36**	**0**	**1**	**0**	**1**	**-1**	**1**	**1**	**0**	**52**	**53**	**53**	**54**	**57**	**59**	**57**	**370**
Opening Balance	5,962	5,503	1,964	2,000	2,000	2,000	2,000	2,002	2,001	2,002	2,002	2,002	2,054	2,107	2,160	2,214	2,271	2,329	2,386
Closing Balance	**5,503**	**1,964**	**2,000**	**2,000**	**2,000**	**2,000**	**2,002**	**2,001**	**2,002**	**2,002**	**2,002**	**2,054**	**2,107**	**2,160**	**2,214**	**2,271**	**2,329**	**2,386**	**2,756**
Other HRA Reserve Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 2

HOUSING REVENUE ACCOUNT PROJE

Epping Forest District Council

Year	2030.31	2031.32	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
£'000	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
INCOME:																
Rental Income	52,522	54,038	55,597	57,202	58,852	60,550	62,298	64,095	65,944	67,847	69,804	71,818	73,889	76,021	78,213	80,469
Void Losses	-525	-540	-556	-572	-588	-605	-622	-640	-659	-678	-697	-718	-738	-760	-782	-804
Service Charges	2,742	2,810	2,880	2,952	3,026	3,102	3,180	3,259	3,340	3,424	3,510	3,597	3,687	3,779	3,874	3,971
Non-Dwelling Income	1,487	1,524	1,562	1,601	1,641	1,682	1,724	1,767	1,811	1,857	1,903	1,951	2,000	2,049	2,101	2,153
Grants & Other Income	536	549	563	577	591	606	621	637	653	669	686	703	720	738	757	776
Total Income	**56,761**	**58,381**	**60,047**	**61,760**	**63,523**	**65,335**	**67,200**	**69,117**	**71,090**	**73,118**	**75,205**	**77,351**	**79,558**	**81,828**	**84,163**	**86,565**
EXPENDITURE:																
General Management	-6,351	-6,510	-6,673	-6,840	-7,011	-7,186	-7,366	-7,550	-7,739	-7,932	-8,130	-8,334	-8,542	-8,756	-8,974	-9,199
Special Management	-5,877	-6,024	-6,174	-6,328	-6,487	-6,649	-6,815	-6,985	-7,160	-7,339	-7,523	-7,711	-7,903	-8,101	-8,304	-8,511
Other Management	-630	-646	-662	-678	-695	-713	-730	-749	-767	-787	-806	-826	-847	-868	-890	-912
Rent Rebates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bad Debt Provision	-262	-270	-278	-286	-294	-303	-311	-320	-329	-339	-349	-359	-369	-380	-391	-402
Responsive & Cyclical Repairs	-9,020	-9,245	-9,476	-9,713	-9,956	-10,205	-10,460	-10,721	-10,989	-11,264	-11,546	-11,834	-12,130	-12,434	-12,744	-13,063
Total Revenue Expenditure	**-22,140**	**-22,694**	**-23,263**	**-23,845**	**-24,443**	**-25,055**	**-25,682**	**-26,326**	**-26,985**	**-27,661**	**-28,354**	**-29,064**	**-29,792**	**-30,538**	**-31,303**	**-32,087**
Interest Paid	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Administration	-160	-164	-168	-172	-176	-181	-185	-190	-195	-200	-205	-210	-215	-220	-226	-232
Interest Received	371	986	1,680	2,440	3,240	4,087	4,940	5,743	6,564	7,502	8,524	9,634	10,862	12,170	13,564	15,048
Depreciation	-11,153	-11,420	-11,692	-11,971	-12,257	-12,549	-12,849	-13,155	-13,469	-13,791	-14,120	-14,457	-14,801	-15,154	-15,516	-15,886
Net Operating Income	**23,679**	**25,089**	**26,604**	**28,212**	**29,886**	**31,637**	**33,423**	**35,189**	**37,005**	**38,969**	**41,051**	**43,255**	**45,611**	**48,086**	**50,683**	**53,408**
APPROPRIATIONS:																
FRS 17 /Other HRA Reserve Adj	-178	-181	-184	-188	-191	-195	-198	-202	-206	-210	-214	-218	-222	-226	-231	-235
Debt Reduction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Revenue Contribution to Capital	-3,902	-2,905	-1,465	-1,529	-2,099	-1,704	-5,223	-8,653	-7,566	-4,561	-5,868	-2,862	-2,520	-2,170	-1,811	-1,444
Total Appropriations	**-4,080**	**-3,086**	**-1,649**	**-1,717**	**-2,291**	**-1,899**	**-5,421**	**-8,855**	**-7,772**	**-4,771**	**-6,081**	**-3,080**	**-2,742**	**-2,396**	**-2,042**	**-1,679**
ANNUAL CASHFLOW	**19,599**	**22,003**	**24,954**	**26,495**	**27,596**	**29,738**	**28,002**	**26,334**	**29,233**	**34,198**	**34,969**	**40,175**	**42,869**	**45,690**	**48,641**	**51,729**
Opening Balance	2,756	22,355	44,357	69,312	95,807	123,402	153,141	181,143	207,477	236,710	270,908	305,877	346,052	388,921	434,611	483,252
Closing Balance	**22,355**	**44,357**	**69,312**	**95,807**	**123,402**	**153,141**	**181,143**	**207,477**	**236,710**	**270,908**	**305,877**	**346,052**	**388,921**	**434,611**	**483,252**	**534,981**
Other HRA Reserve Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 2