

HRA 30 Year Business Plan (revised Year 10 to Year 30)

	RAG Rating	Medium Term							Longer Term			Totals
		Year 10 2021/22	Year 11 2022/23	Change 2022/23	Year 12 2023/24	Year 13 2024/25	Year 14 2025/26	Year 15 2026/27	Years 16 To 20 2031/32	Years 21 to 25 2036/37	Years 26 to 30 2041/42	
Expenditure												
Maintenance incl stock reduction factor		3,049,610	3,272,232	222,622	3,376,943	3,485,005	3,596,525	3,711,614	20,417,507	23,900,181	27,976,906	92,786,523
Depreciation - Capital Programme		2,906,670	2,906,670	0	2,906,670	2,906,670	2,906,670	2,906,670	14,533,350	14,533,350	14,533,350	61,040,070
Revenue Contribution to MRA		269,740	269,740	0	269,740	269,740	269,740	269,740	1,348,700	1,348,700	1,348,700	5,664,540
Management Costs (incl Sweeping and Grounds Maint & RTB Admin)		1,354,560	1,573,140	218,580	1,589,033	1,605,242	1,621,777	1,638,641	8,458,224	8,933,409	9,458,052	36,232,078
Utilities		205,950	224,727	18,777	229,104	229,549	235,541	241,748	1,309,983	1,502,910	1,734,882	5,914,394
Provision for Bad Debts		55,440	55,440	0	55,440	55,440	55,440	55,440	277,200	277,200	277,200	1,164,240
Council Tax In Empty Properties		130,090	130,090	0	76,302	77,828	79,385	80,973	429,812	474,547	523,938	2,002,965
Debt Management Expenses		65,750	65,750	0	67,065	68,406	69,774	71,170	377,779	417,098	460,510	1,663,302
HRA Interest Repayments on Debt		1,322,220	1,303,871	(18,349)	1,275,242	1,261,935	1,224,484	1,205,804	5,534,665	4,853,489	4,409,884	22,391,594
Principal Payments on Debt - MRP		1,664,300	1,427,633	(236,667)	1,440,967	1,480,967	1,514,300	1,545,672	6,061,692	4,186,692	2,486,693	21,808,915
Revenue Contribution to the Capital Programme		280,820	280,820	0	280,820	280,820	280,820	280,820	1,404,100	1,404,100	1,404,100	5,897,220
Recharges		2,269,580	2,499,015	229,435	2,548,996	2,599,976	2,651,975	2,705,015	14,358,544	15,852,993	17,502,985	62,989,079
Insurances		180,730	215,630	34,900	215,630	215,630	215,630	215,630	1,078,150	1,078,150	1,078,150	4,493,330
Pension Costs (over and above recharges) (share of deficit) (- lower than deficit)		(43,430)	(43,430)	0	(43,430)	(43,430)	(43,430)	(43,430)	(217,150)	(217,150)	(217,150)	(912,030)
		13,712,030	14,181,329	469,299	14,288,521	14,493,778	14,678,631	14,885,506	75,372,556	78,545,670	82,978,200	323,136,221
Income												
Dwelling Rents (incl.stock reduction factor)		(12,869,970)	(13,492,620)	(622,650)	(13,856,921)	(14,231,058)	(14,615,296)	(15,009,909)	(81,351,883)	(92,943,672)	(106,187,170)	(364,558,499)
Service Charges (incl.stock reduction factor)		(515,570)	(522,380)	(6,810)	(529,374)	(536,557)	(543,933)	(551,509)	(2,878,538)	(3,101,078)	(3,355,327)	(12,534,265)
Garage Rents (incl. stock reduction factor)		(150,260)	(155,970)	(5,710)	(160,181)	(164,506)	(168,948)	(173,509)	(940,399)	(1,074,396)	(1,222,699)	(4,210,867)
Non Dwelling Rents		(81,570)	(81,570)	0	(81,570)	(81,570)	(81,570)	(81,570)	(407,850)	(407,850)	(407,850)	(1,712,970)
Misc Income		(32,910)	(32,910)	0	(32,910)	(32,910)	(32,910)	(32,910)	(164,550)	(164,550)	(164,550)	(691,110)
Investment Income (income on cash balances and Mortgages)		(13,350)	(13,350)	0	(13,350)	(13,350)	(13,350)	(13,350)	(66,750)	(66,750)	(66,750)	(280,350)
Capital Receipts (to cover Admin Costs of RTB's)		(26,000)	(26,000)	0	(26,000)	(26,000)	(26,000)	(26,000)	(130,000)	(130,000)	(130,000)	(546,000)
		(13,689,630)	(14,324,800)	(635,170)	(14,700,306)	(15,085,950)	(15,482,007)	(15,888,757)	(85,939,970)	(97,888,296)	(111,534,346)	(384,534,062)
Surplus (-)/Deficit (+) on HRA Balance		22,400	(143,471)	(165,871)	(411,784)	(592,172)	(803,376)	(1,003,251)	(10,567,413)	(19,342,626)	(28,556,146)	(61,397,840)