HOUSING REVENUE ACCOUNT PROJECTIONS
City of York Council

Year	2020.21	2021.22	2022.23	2023.24	2024.25	2025.26	2026.27	2027.28	2028.29	2029.30	2030.31	2031.32	2032.33	2033.34	2034.35	2035.36
£'000	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
INCOME:																
Rental Income	31,434	31,460	32,271	33,032	33,804	34,464	35,146	35,887	36,608	37,260	37,737	38,219	38,705	39,196	39,690	40,189
Void Losses	-279	-281	-288	-295	-302	-308	-314	-321	-327	-333	-337	-342	-346	-350	-355	-359
Service Charges	1,331	1,355	1,382	1,410	1,438	1,467	1,496	1,526	1,556	1,588	1,619	1,652	1,685	1,718	1,753	1,788
Non-Dwelling Income	504	452	491	554	614	705	780	936	955	974	993	1,013	1,034	1,054	1,075	1,097
Grants & Other Income	415	415	415	415	415	415	415	415	415	415	415	415	415	415	415	415
Total Income	**33,405**	**33,401**	**34,270**	**35,115**	**35,969**	**36,743**	**37,523**	**38,444**	**39,207**	**39,903**	**40,428**	**40,958**	**41,493**	**42,033**	**42,578**	**43,129**
EXPENDITURE:																
General Management	-6,935	-6,443	-6,386	-6,524	-6,661	-6,797	-6,934	-7,073	-7,214	-7,359	-7,506	-7,656	-7,809	-7,965	-8,125	-8,287
Special Management	-2,670	-2,337	-2,384	-2,432	-2,480	-2,530	-2,581	-2,632	-2,685	-2,739	-2,793	-2,849	-2,906	-2,964	-3,024	-3,084
Other Management	-480	-353	-360	-368	-375	-382	-390	-398	-406	-414	-422	-431	-439	-448	-457	-466
Rent Rebates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bad Debt Provision	-465	-468	-480	-492	-503	-513	-523	-534	-545	-555	-562	-569	-576	-584	-591	-599
Responsive & Cyclical Repairs	-7,599	-7,538	-7,600	-7,828	-7,984	-8,144	-8,307	-8,473	-8,643	-8,816	-8,992	-9,172	-9,355	-9,542	-9,733	-9,928
Total Revenue Expenditure	**-18,149**	**-17,140**	**-17,211**	**-17,643**	**-18,004**	**-18,367**	**-18,735**	**-19,111**	**-19,493**	**-19,882**	**-20,275**	**-20,677**	**-21,086**	**-21,504**	**-21,929**	**-22,364**
Interest Paid & Administration	-4,906	-4,903	-5,019	-5,092	-5,163	-5,061	-4,892	-4,800	-4,651	-5,336	-5,173	-4,995	-4,797	-4,599	-4,402	-4,184
Interest Received	211	201	280	294	274	225	201	203	205	204	206	207	205	205	207	206
Depreciation	-8,270	-8,448	-8,609	-8,737	-8,881	-9,040	-9,191	-9,381	-9,525	-9,651	-9,778	-9,907	-10,036	-10,167	-10,299	-10,432
Net Operating Income	**2,290**	**3,111**	**3,711**	**3,938**	**4,195**	**4,500**	**4,906**	**5,356**	**5,744**	**5,238**	**5,408**	**5,587**	**5,779**	**5,969**	**6,156**	**6,356**
APPROPRIATIONS:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FRS 17 /Other HRA Reserve Adj	-42	-43	-43	-44	-45	-46	-47	-48	-49	-50	-51	-52	-53	-54	-55	-56
HRA CFR Revenue Provision	0	0	0	-1,900	-8,400	-8,500	-4,000	-4,000	-5,000	-4,500	-4,000	-5,000	-5,000	-5,000	-5,000	-6,000
Revenue Contribution to Capital	-3,073	-1,848	-1,355	-1,040	-800	-810	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820
Total Appropriations	**-3,115**	**-1,891**	**-1,398**	**-2,984**	**-9,245**	**-9,356**	**-4,867**	**-4,868**	**-5,869**	**-5,370**	**-4,871**	**-5,872**	**-5,873**	**-5,874**	**-5,875**	**-6,876**
ANNUAL CASHFLOW	**-825**	**1,220**	**2,313**	**954**	**-5,051**	**-4,856**	**39**	**488**	**-125**	**-132**	**537**	**-285**	**-94**	**95**	**281**	**-521**
Opening Balance	26,400	25,576	26,796	29,109	30,063	25,012	20,156	20,195	20,682	20,557	20,425	20,962	20,677	20,582	20,677	20,958
Closing Balance	**25,575**	**26,796**	**29,109**	**30,063**	**25,012**	**20,156**	**20,195**	**20,682**	**20,557**	**20,425**	**20,962**	**20,677**	**20,582**	**20,677**	**20,958**	**20,437**
Other HRA Reserve Balance	1,109	319	0	0	0	0	0	0	0	0	0	0	0	0	0	0

HOUSING REVENUE ACCOUNT PROJE
City of York Council

Year	2036.37	2037.38	2038.39	2039.40	2040.41	2041.42	2042.43	2043.44	2044.45	2045.46	2046.47	2047.48	2048.49	2049.50	2050.51
£'000	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
INCOME:															
Rental Income	40,691	41,198	41,709	42,224	42,742	43,265	43,791	44,321	44,855	45,393	45,934	46,478	47,027	47,578	47,936
Void Losses	-364	-368	-373	-377	-382	-387	-391	-396	-401	-406	-411	-415	-420	-425	-428
Service Charges	1,824	1,860	1,897	1,935	1,974	2,013	2,054	2,095	2,137	2,179	2,223	2,267	2,313	2,359	2,406
Non-Dwelling Income	1,119	1,141	1,164	1,187	1,211	1,235	1,260	1,285	1,311	1,337	1,364	1,391	1,419	1,447	1,476
Grants & Other Income	415	415	415	415	415	415	417	417	417	417	417	417	417	417	417
Total Income	**43,685**	**44,246**	**44,812**	**45,384**	**45,960**	**46,542**	**47,130**	**47,722**	**48,319**	**48,920**	**49,527**	**50,138**	**50,755**	**51,376**	**51,807**
EXPENDITURE:															
General Management	-8,453	-8,622	-8,794	-8,970	-9,150	-9,333	-9,519	-9,710	-9,904	-10,102	-10,304	-10,510	-10,720	-10,935	-11,153
Special Management	-3,146	-3,209	-3,273	-3,338	-3,405	-3,473	-3,543	-3,613	-3,686	-3,759	-3,835	-3,911	-3,990	-4,069	-4,151
Other Management	-475	-485	-495	-505	-515	-525	-535	-546	-557	-568	-580	-591	-603	-615	-627
Rent Rebates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bad Debt Provision	-606	-614	-621	-629	-637	-644	-652	-660	-668	-676	-684	-692	-701	-709	-714
Responsive & Cyclical Repairs	-10,126	-10,329	-10,535	-10,746	-10,961	-11,180	-11,404	-11,632	-11,865	-12,102	-12,344	-12,591	-12,843	-13,099	-13,361
Total Revenue Expenditure	**-22,806**	**-23,258**	**-23,718**	**-24,188**	**-24,667**	**-25,155**	**-25,653**	**-26,161**	**-26,679**	**-27,208**	**-27,746**	**-28,296**	**-28,856**	**-29,427**	**-30,007**
Interest Paid & Administration	-3,966	-3,749	-3,512	-3,254	-2,997	-2,740	-2,463	-2,185	-1,888	-1,592	-1,295	-978	-324	-125	-104
Interest Received	207	209	209	206	205	206	204	205	202	202	204	204	207	206	237
Depreciation	-10,566	-10,702	-10,839	-10,977	-11,116	-11,256	-11,398	-11,540	-11,684	-11,829	-11,975	-12,122	-12,516	-12,766	-13,021
Net Operating Income	**6,553**	**6,747**	**6,953**	**7,171**	**7,385**	**7,597**	**7,821**	**8,040**	**8,269**	**8,495**	**8,716**	**8,947**	**9,265**	**9,264**	**8,912**
APPROPRIATIONS:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FRS 17 /Other HRA Reserve Adj	-57	-59	-60	-61	-62	-63	-65	-66	-67	-69	-70	-37	-37	-37	-37
HRA CFR Revenue Provision	-5,000	-6,000	-6,000	-7,000	-6,000	-7,000	-7,000	-7,000	-8,000	-7,000	-8,000	-8,000	-8,000	-9,000	-1,134
Revenue Contribution to Capital	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820
Total Appropriations	**-5,877**	**-6,879**	**-6,880**	**-7,881**	**-6,882**	**-7,883**	**-7,885**	**-7,886**	**-8,887**	**-7,889**	**-8,890**	**-8,857**	**-8,857**	**-9,857**	**-1,991**
ANNUAL CASHFLOW	**675**	**-132**	**73**	**-710**	**503**	**-287**	**-64**	**154**	**-618**	**606**	**-174**	**90**	**408**	**-593**	**6,921**
Opening Balance	20,437	21,112	20,981	21,054	20,344	20,847	20,560	20,497	20,650	20,033	20,639	20,464	20,554	20,963	20,370
Closing Balance	**21,112**	**20,981**	**21,054**	**20,344**	**20,847**	**20,560**	**20,497**	**20,650**	**20,033**	**20,639**	**20,464**	**20,554**	**20,963**	**20,370**	**27,290**
Other HRA Reserve Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0