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HOUSING REVENUE ACCOUNT PROJECTIONS
City of York Council

Year	2019.20	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
£'000	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
INCOME:																
Rental Income	30,763	31,241	32,048	32,888	33,788	34,641	35,267	35,871	36,488	37,139	37,800	38,284	38,773	39,266	39,764	40,265
Void Losses	-273	-279	-286	-294	-302	-309	-315	-321	-326	-332	-338	-342	-347	-351	-355	-360
Service Charges	1,309	1,335	1,362	1,389	1,417	1,445	1,474	1,503	1,533	1,564	1,595	1,627	1,660	1,693	1,727	1,761
Non-Dwelling Income	406	488	560	654	751	820	852	869	886	904	922	941	959	979	998	1,018
Grants & Other Income	412	415	415	415	415	415	415	415	415	415	415	415	415	415	415	415
Total Income	**32,616**	**33,200**	**34,098**	**35,053**	**36,069**	**37,012**	**37,693**	**38,337**	**38,996**	**39,690**	**40,395**	**40,925**	**41,461**	**42,002**	**42,548**	**43,100**
EXPENDITURE:																
General Management	-6,372	-6,418	-6,672	-6,709	-6,853	-6,997	-7,140	-7,284	-7,429	-7,578	-7,730	-7,884	-8,042	-8,203	-8,367	-8,534
Special Management	-2,315	-2,291	-2,337	-2,364	-2,411	-2,460	-2,509	-2,559	-2,610	-2,662	-2,716	-2,770	-2,825	-2,882	-2,939	-2,998
Other Management	-340	-346	-353	-360	-368	-375	-382	-390	-398	-406	-414	-422	-431	-439	-448	-457
Rent Rebates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bad Debt Provision	-456	-465	-477	-490	-503	-516	-525	-534	-543	-553	-563	-570	-578	-585	-592	-600
Responsive & Cyclical Repairs	-6,724	-7,588	-8,086	-8,328	-8,578	-8,750	-8,925	-9,103	-9,285	-9,471	-9,660	-9,854	-10,051	-10,252	-10,457	-10,666
Total Revenue Expenditure	**-16,207**	**-17,109**	**-17,926**	**-18,251**	**-18,713**	**-19,097**	**-19,481**	**-19,870**	**-20,266**	**-20,670**	**-21,082**	**-21,500**	**-21,926**	**-22,360**	**-22,803**	**-23,255**
Interest Paid & Administration	-4,797	-4,902	-5,229	-5,468	-5,438	-5,299	-5,069	-4,909	-4,817	-4,684	-5,406	-5,252	-5,094	-4,937	-4,779	-4,601
Interest Received	155	211	204	284	295	273	224	201	201	203	203	202	202	204	207	206
Depreciation	-8,149	-8,270	-8,403	-8,541	-8,692	-8,826	-8,944	-9,054	-9,167	-9,287	-9,408	-9,530	-9,654	-9,778	-9,904	-10,030
Net Operating Income	**3,618**	**3,130**	**2,743**	**3,076**	**3,521**	**4,062**	**4,424**	**4,706**	**4,947**	**5,251**	**4,702**	**4,844**	**4,989**	**5,131**	**5,270**	**5,420**
APPROPRIATIONS:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FRS 17 /Other HRA Reserve Adj	-41	-42	-43	-43	-44	-45	-46	-47	-48	-49	-50	-51	-52	-53	-54	-55
HRA CFR Revenue Provision	0	0	0	0	-1,900	-8,400	-8,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-5,000
Revenue Contribution to Capital	-4,062	-1,480	-880	-1,180	-840	-850	-850	-850	-850	-850	-850	-850	-850	-850	-850	-850
Total Appropriations	**-4,103**	**-1,522**	**-923**	**-1,223**	**-2,784**	**-9,295**	**-8,896**	**-4,897**	**-4,898**	**-4,899**	**-4,900**	**-4,901**	**-4,902**	**-4,903**	**-4,904**	**-5,905**
ANNUAL CASHFLOW	**-485**	**1,608**	**1,820**	**1,853**	**737**	**-5,233**	**-4,473**	**-191**	**49**	**352**	**-198**	**-56**	**87**	**228**	**366**	**-485**
Opening Balance	24,497	24,011	25,619	27,440	29,292	30,029	24,796	20,324	20,132	20,182	20,534	20,336	20,279	20,367	20,595	20,960
Closing Balance	**24,011**	**25,619**	**27,440**	**29,292**	**30,029**	**24,796**	**20,324**	**20,132**	**20,182**	**20,534**	**20,336**	**20,279**	**20,367**	**20,595**	**20,960**	**20,475**
Other HRA Reserve Balance	5,807	1,109	319	0	0	0	0	0	0	0	0	0	0	0	0	0

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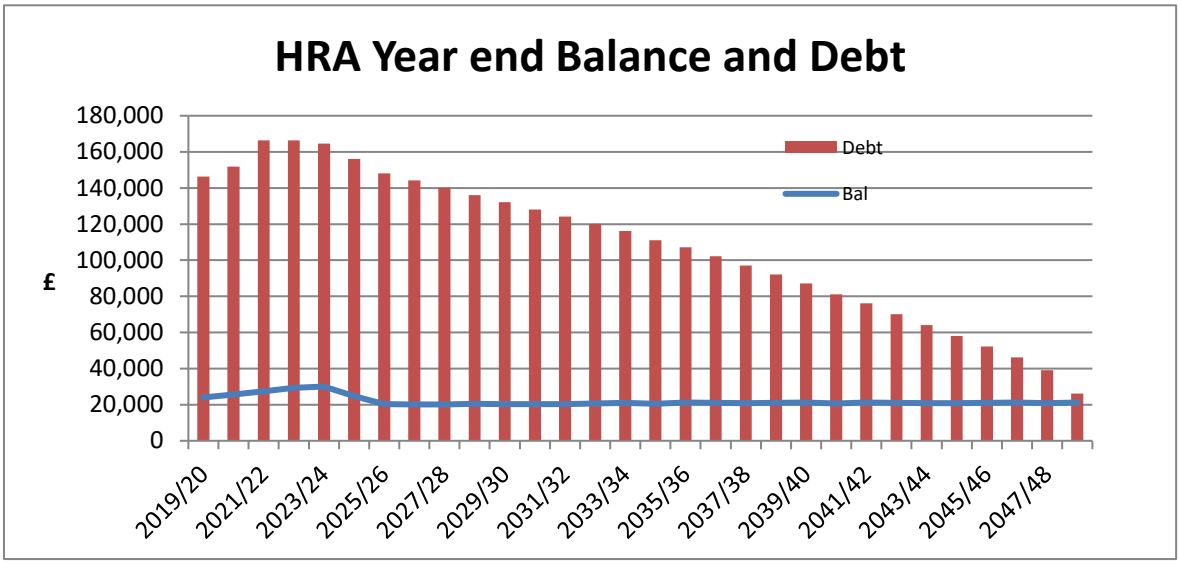
HOUSING REVENUE ACCOUNT PROJE
City of York Council

Year	2035.36	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
£'000	17	18	19	20	21	22	23	24	25	26	27	28	29	30
INCOME:														
Rental Income	40,771	41,281	41,795	42,313	42,835	43,361	43,892	44,426	44,963	45,505	46,050	46,599	47,152	47,708
Void Losses	-364	-369	-374	-378	-383	-388	-392	-397	-402	-407	-412	-417	-422	-426
Service Charges	1,797	1,833	1,869	1,907	1,945	1,984	2,023	2,064	2,105	2,147	2,190	2,234	2,279	2,324
Non-Dwelling Income	1,039	1,059	1,080	1,102	1,124	1,147	1,170	1,193	1,217	1,241	1,266	1,291	1,317	1,343
Grants & Other Income	415	415	415	415	415	415	415	417	417	417	417	417	417	417
Total Income	**43,657**	**44,219**	**44,786**	**45,359**	**45,936**	**46,519**	**47,107**	**47,702**	**48,300**	**48,903**	**49,512**	**50,125**	**50,743**	**51,366**
EXPENDITURE:														
General Management	-8,705	-8,879	-9,056	-9,238	-9,422	-9,611	-9,803	-9,999	-10,199	-10,403	-10,611	-10,823	-11,040	-11,260
Special Management	-3,058	-3,119	-3,182	-3,245	-3,310	-3,376	-3,444	-3,513	-3,583	-3,655	-3,728	-3,802	-3,878	-3,956
Other Management	-466	-475	-485	-495	-505	-515	-525	-535	-546	-557	-568	-580	-591	-603
Rent Rebates	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bad Debt Provision	-607	-615	-623	-630	-638	-646	-654	-662	-670	-678	-686	-694	-703	-711
Responsive & Cyclical Repairs	-10,879	-11,097	-11,319	-11,545	-11,776	-12,012	-12,252	-12,497	-12,747	-13,002	-13,262	-13,527	-13,798	-14,073
Total Revenue Expenditure	**-23,716**	**-24,185**	**-24,664**	**-25,153**	**-25,651**	**-26,159**	**-26,678**	**-27,206**	**-27,745**	**-28,294**	**-28,855**	**-29,426**	**-30,009**	**-30,604**
Interest Paid & Administration	-4,423	-4,245	-4,048	-3,850	-3,653	-3,435	-3,218	-3,000	-2,763	-2,526	-2,289	-2,051	-1,794	-862
Interest Received	207	209	208	208	210	209	208	210	208	207	208	210	209	209
Depreciation	-10,158	-10,287	-10,417	-10,548	-10,680	-10,813	-10,948	-11,083	-11,219	-11,357	-11,495	-11,635	-11,775	-5,711
Net Operating Income	**5,567**	**5,711**	**5,865**	**6,016**	**6,163**	**6,320**	**6,473**	**6,623**	**6,781**	**6,933**	**7,081**	**7,222**	**7,373**	**14,398**
APPROPRIATIONS:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FRS 17 /Other HRA Reserve Adj	-56	-57	-59	-60	-61	-62	-63	-65	-66	-67	-69	-70	-37	-37
HRA CFR Revenue Provision	-4,000	-5,000	-5,000	-5,000	-5,000	-6,000	-5,000	-6,000	-6,000	-6,000	-6,000	-6,000	-7,000	-13,000
Revenue Contribution to Capital	-850	-850	-850	-850	-850	-850	-850	-850	-850	-850	-850	-850	-850	-850
Total Appropriations	**-4,906**	**-5,907**	**-5,909**	**-5,910**	**-5,911**	**-6,912**	**-5,913**	**-6,915**	**-6,916**	**-6,917**	**-6,919**	**-6,920**	**-7,887**	**-13,887**
ANNUAL CASHFLOW	**661**	**-197**	**-43**	**106**	**252**	**-592**	**559**	**-292**	**-135**	**16**	**162**	**303**	**-514**	**511**
Opening Balance	20,475	21,136	20,939	20,896	21,002	21,254	20,662	21,221	20,929	20,793	20,809	20,972	21,274	20,761
Closing Balance	**21,136**	**20,939**	**20,896**	**21,002**	**21,254**	**20,662**	**21,221**	**20,929**	**20,793**	**20,809**	**20,972**	**21,274**	**20,761**	**21,271**
Other HRA Reserve Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0

HRA Business Plan 2019/20 - 2048/49

The debt level at the end of this 30 year business plan is £26.134m