

**HOUSING REVENUE ACCOUNT FINANCIAL PROJECTIONS**

| City of York Council             | HRA Business Plan 2017 - 47 |                |                |                |                |                |                |                |                |                | ANNEX B (page 1 of 2) |                |                |                |                | City of York Council |                |                |                |                | HRA Business Plan 2017 - 47 |                |                |                |  |
|----------------------------------|-----------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------------|----------------|----------------|----------------|----------------|----------------------|----------------|----------------|----------------|----------------|-----------------------------|----------------|----------------|----------------|--|
| Year                             | 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        | 2030.31        | 2031.32        | 2032.33              | 2033.34        | 2034.35        | 2035.36        | 2036.37        | 2037.38                     | 2038.39        | 2039.40        | 2040.41        |  |
| £'000                            | 0                           | 1              | 2              | 3              | 4              | 5              | 6              | 7              | 8              | 9              | 10                    | 11             | 12             | 13             | 14             | 15                   | 16             | 17             | 18             | 19             | 20                          | 21             | 22             | 23             |  |
| <b>INCOME:</b>                   |                             |                |                |                |                |                |                |                |                |                |                       |                |                |                |                |                      |                |                |                |                |                             |                |                |                |  |
| Rental Income                    | 31,923                      | 31,437         | 30,821         | 31,439         | 32,044         | 32,596         | 33,149         | 33,706         | 33,939         | 34,167         | 34,516                | 34,992         | 35,473         | 35,960         | 36,453         | 36,925               | 37,373         | 37,825         | 38,281         | 38,739         | 39,202                      | 39,668         | 40,137         | 40,609         |  |
| Void Losses                      | -298                        | -280           | -274           | -280           | -285           | -290           | -295           | -300           | -303           | -305           | -308                  | -312           | -317           | -321           | -326           | -330                 | -334           | -338           | -342           | -346           | -351                        | -355           | -359           | -363           |  |
| Service Charges                  | 942                         | 959            | 978            | 998            | 1,018          | 1,038          | 1,059          | 1,080          | 1,102          | 1,124          | 1,146                 | 1,169          | 1,192          | 1,216          | 1,241          | 1,265                | 1,291          | 1,317          | 1,343          | 1,370          | 1,397                       | 1,425          | 1,454          | 1,483          |  |
| Non-Dwelling Income              | 339                         | 354            | 361            | 368            | 375            | 383            | 391            | 398            | 406            | 415            | 423                   | 431            | 440            | 449            | 458            | 467                  | 476            | 486            | 495            | 505            | 515                         | 526            | 536            | 547            |  |
| Grants & Other Income            | 376                         | 355            | 355            | 356            | 356            | 356            | 357            | 357            | 358            | 358            | 358                   | 359            | 359            | 359            | 360            | 360                  | 361            | 361            | 362            | 362            | 362                         | 363            | 363            | 364            |  |
| <b>Total Income</b>              | <b>33,282</b>               | <b>32,826</b>  | <b>32,242</b>  | <b>32,881</b>  | <b>33,508</b>  | <b>34,084</b>  | <b>34,660</b>  | <b>35,242</b>  | <b>35,502</b>  | <b>35,759</b>  | <b>36,135</b>         | <b>36,639</b>  | <b>37,148</b>  | <b>37,664</b>  | <b>38,186</b>  | <b>38,688</b>        | <b>39,167</b>  | <b>39,650</b>  | <b>40,138</b>  | <b>40,630</b>  | <b>41,126</b>               | <b>41,627</b>  | <b>42,131</b>  | <b>42,640</b>  |  |
| <b>EXPENDITURE:</b>              |                             |                |                |                |                |                |                |                |                |                |                       |                |                |                |                |                      |                |                |                |                |                             |                |                |                |  |
| General Management               | -5,751                      | -5,848         | -5,728         | -5,819         | -5,935         | -6,054         | -6,175         | -6,299         | -6,425         | -6,553         | -6,684                | -6,818         | -6,954         | -7,093         | -7,235         | -7,380               | -7,527         | -7,678         | -7,831         | -7,988         | -8,148                      | -8,311         | -8,477         | -8,647         |  |
| Special Management               | -2,201                      | -2,134         | -2,176         | -2,220         | -2,264         | -2,310         | -2,356         | -2,403         | -2,451         | -2,500         | -2,550                | -2,601         | -2,653         | -2,706         | -2,760         | -2,815               | -2,872         | -2,929         | -2,988         | -3,048         | -3,108                      | -3,171         | -3,234         | -3,299         |  |
| Other Management                 | -249                        | -254           | -259           | -265           | -270           | -275           | -281           | -286           | -292           | -298           | -304                  | -310           | -316           | -323           | -329           | -336                 | -342           | -349           | -356           | -363           | -371                        | -378           | -385           | -393           |  |
| Rent Rebates                     | 0                           | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0                     | 0              | 0              | 0              | 0              | 0                    | 0              | 0              | 0              | 0              | 0                           | 0              | 0              | 0              |  |
| Bad Debt Provision               | -469                        | -466           | -457           | -466           | -475           | -484           | -492           | -501           | -504           | -508           | -513                  | -520           | -528           | -535           | -543           | -550                 | -557           | -563           | -570           | -577           | -584                        | -591           | -598           | -606           |  |
| Responsive & Cyclical Repairs    | -6,097                      | -6,012         | -6,133         | -6,255         | -6,380         | -6,508         | -6,638         | -6,771         | -6,906         | -7,044         | -7,185                | -7,329         | -7,476         | -7,625         | -7,778         | -7,933               | -8,092         | -8,254         | -8,419         | -8,587         | -8,759                      | -8,934         | -9,113         | -9,295         |  |
| <b>Total Revenue Expenditure</b> | <b>-14,766</b>              | <b>-14,714</b> | <b>-14,753</b> | <b>-15,025</b> | <b>-15,325</b> | <b>-15,631</b> | <b>-15,942</b> | <b>-16,259</b> | <b>-16,578</b> | <b>-16,903</b> | <b>-17,236</b>        | <b>-17,578</b> | <b>-17,927</b> | <b>-18,282</b> | <b>-18,644</b> | <b>-19,014</b>       | <b>-19,390</b> | <b>-19,773</b> | <b>-20,164</b> | <b>-20,563</b> | <b>-20,970</b>              | <b>-21,385</b> | <b>-21,808</b> | <b>-22,239</b> |  |
| Interest Paid & Administration   | -4,625                      | -4,573         | -4,574         | -4,575         | -4,576         | -4,577         | -4,547         | -4,403         | -4,143         | -3,841         | -3,471                | -2,998         | -3,129         | -2,872         | -2,670         | -2,377               | -2,040         | -1,810         | -1,700         | -1,702         | -1,703                      | -1,705         | -1,707         | -1,708         |  |
| Interest Received                | 266                         | 353            | 339            | 350            | 372            | 397            | 427            | 431            | 400            | 358            | 299                   | 221            | 179            | 179            | 196            | 193                  | 181            | 199            | 249            | 327            | 405                         | 484            | 562            | 641            |  |
| Depreciation                     | -7,847                      | -8,098         | -8,182         | -8,270         | -8,353         | -8,420         | -8,485         | -8,549         | -8,613         | -8,675         | -8,768                | -8,893         | -9,019         | -9,146         | -9,276         | -9,399               | -9,517         | -9,636         | -9,756         | -9,877         | -9,999                      | -10,122        | -10,245        | -10,370        |  |
| <b>Net Operating Income</b>      | <b>6,310</b>                | <b>5,793</b>   | <b>5,072</b>   | <b>5,361</b>   | <b>5,626</b>   | <b>5,853</b>   | <b>6,113</b>   | <b>6,461</b>   | <b>6,568</b>   | <b>6,698</b>   | <b>6,959</b>          | <b>7,391</b>   | <b>7,252</b>   | <b>7,542</b>   | <b>7,793</b>   | <b>8,091</b>         | <b>8,401</b>   | <b>8,630</b>   | <b>8,766</b>   | <b>8,815</b>   | <b>8,860</b>                | <b>8,899</b>   | <b>8,934</b>   | <b>8,963</b>   |  |
| <b>APPROPRIATIONS:</b>           | 0                           | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0                     | 0              | 0              | 0              | 0              | 0                    | 0              | 0              | 0              | 0              | 0                           | 0              | 0              | 0              |  |
| FRS 17 /Other HRA Reserve Adj    | 0                           | -10,040        | -41            | -42            | -43            | -43            | -44            | -45            | -46            | -47            | -48                   | -49            | -50            | -51            | -52            | -53                  | -54            | -55            | -56            | -57            | -59                         | -60            | -61            | -62            |  |
| HRA CFR Revenue Provision        | 0                           | 0              | 0              | 0              | 0              | 0              | -1,900         | -8,400         | -9,500         | -10,600        | -13,500               | -14,900        | -6,600         | -6,500         | -3,750         | -11,000              | -6,000         | -5,600         | 0              | 0              | 0                           | 0              | 0              | 0              |  |
| Revenue Contribution to Capital  | -1,064                      | -1,310         | -750           | -785           | -646           | -688           | -688           | -688           | -688           | -688           | -768                  | -768           | -768           | -768           | -768           | -861                 | -861           | -861           | -861           | -861           | -969                        | -969           | -969           | -969           |  |
| <b>Total Appropriations</b>      | <b>-1,064</b>               | <b>-11,350</b> | <b>-791</b>    | <b>-826</b>    | <b>-688</b>    | <b>-731</b>    | <b>-2,632</b>  | <b>-9,133</b>  | <b>-10,234</b> | <b>-11,335</b> | <b>-14,316</b>        | <b>-15,717</b> | <b>-7,418</b>  | <b>-7,319</b>  | <b>-4,570</b>  | <b>-11,914</b>       | <b>-6,915</b>  | <b>-6,516</b>  | <b>-917</b>    | <b>-918</b>    | <b>-1,027</b>               | <b>-1,028</b>  | <b>-1,029</b>  | <b>-1,031</b>  |  |
| <b>ANNUAL CASHFLOW</b>           | <b>5,246</b>                | <b>-5,557</b>  | <b>4,281</b>   | <b>4,535</b>   | <b>4,937</b>   | <b>5,121</b>   | <b>3,481</b>   | <b>-2,672</b>  | <b>-3,666</b>  | <b>-4,637</b>  | <b>-7,357</b>         | <b>-8,326</b>  | <b>-166</b>    | <b>223</b>     | <b>3,223</b>   | <b>-3,823</b>        | <b>1,486</b>   | <b>2,114</b>   | <b>7,849</b>   | <b>7,897</b>   | <b>7,833</b>                | <b>7,871</b>   | <b>7,904</b>   | <b>7,933</b>   |  |
| Opening Balance                  | 22,640                      | 27,886         | 22,329         | 26,610         | 31,145         | 36,082         | 41,203         | 44,684         | 42,011         | 38,345         | 33,708                | 26,351         | 18,025         | 17,859         | 18,081         | 21,304               | 17,481         | 18,967         | 21,081         | 28,930         | 36,827                      | 44,659         | 52,530         | 60,434         |  |
| <b>Closing Balance</b>           | <b>27,886</b>               | <b>22,329</b>  | <b>26,610</b>  | <b>31,145</b>  | <b>36,082</b>  | <b>41,203</b>  | <b>44,684</b>  | <b>42,011</b>  | <b>38,345</b>  | <b>33,708</b>  | <b>26,351</b>         | <b>18,025</b>  | <b>17,859</b>  | <b>18,081</b>  | <b>21,304</b>  | <b>17,481</b>        | <b>18,967</b>  | <b>21,081</b>  | <b>28,930</b>  | <b>36,827</b>  | <b>44,659</b>               | <b>52,530</b>  | <b>60,434</b>  | <b>68,367</b>  |  |

**HOUSING REVENUE ACCOUNT FINANCIAL PROJECTIONS**

City of York Council

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| Year                             | 2041.42        | 2042.43        | 2043.44        | 2044.45        | 2045.46        | 2046.47        | 2047.48        |
|----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| £'000                            | 24             | 25             | 26             | 27             | 28             | 29             | 30             |
| <b>INCOME:</b>                   |                |                |                |                |                |                |                |
| Rental Income                    | 41,085         | 41,564         | 42,046         | 42,531         | 43,019         | 43,509         | 44,003         |
| Void Losses                      | -368           | -372           | -376           | -381           | -385           | -390           | -394           |
| Service Charges                  | 1,512          | 1,543          | 1,573          | 1,605          | 1,637          | 1,670          | 1,703          |
| Non-Dwelling Income              | 558            | 569            | 580            | 592            | 604            | 616            | 628            |
| Grants & Other Income            | 364            | 365            | 365            | 366            | 367            | 367            | 354            |
| <b>Total Income</b>              | <b>43,152</b>  | <b>43,668</b>  | <b>44,189</b>  | <b>44,713</b>  | <b>45,241</b>  | <b>45,773</b>  | <b>46,294</b>  |
| <b>EXPENDITURE:</b>              |                |                |                |                |                |                |                |
| General Management               | -8,820         | -8,996         | -9,176         | -9,359         | -9,547         | -9,737         | -9,932         |
| Special Management               | -3,365         | -3,432         | -3,501         | -3,571         | -3,642         | -3,715         | -3,789         |
| Other Management                 | -401           | -409           | -417           | -426           | -434           | -443           | -452           |
| Rent Rebates                     | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
| Bad Debt Provision               | -613           | -620           | -627           | -635           | -642           | -650           | -657           |
| Responsive & Cyclical Repairs    | -9,481         | -9,670         | -9,864         | -10,061        | -10,262        | -10,468        | -10,677        |
| <b>Total Revenue Expenditure</b> | <b>-22,679</b> | <b>-23,127</b> | <b>-23,585</b> | <b>-24,051</b> | <b>-24,527</b> | <b>-25,012</b> | <b>-25,507</b> |
| Interest Paid & Administration   | -898           | -87            | -89            | -91            | -92            | -94            | -96            |
| Interest Received                | 520            | 405            | 496            | 587            | 677            | 768            | 859            |
| Depreciation                     | -10,495        | -10,621        | -10,748        | -10,876        | -11,005        | -11,135        | -11,265        |
| <b>Net Operating Income</b>      | <b>9,600</b>   | <b>10,238</b>  | <b>10,263</b>  | <b>10,281</b>  | <b>10,294</b>  | <b>10,299</b>  | <b>10,285</b>  |
| <b>APPROPRIATIONS:</b>           |                |                |                |                |                |                |                |
| FRS 17 /Other HRA Reserve Adj    | -63            | -65            | -66            | -67            | -69            | -70            | -37            |
| HRA CFR Revenue Provision        | -40,784        | 0              | 0              | 0              | 0              | 0              | 0              |
| Revenue Contribution to Capital  | -969           | -987           | -1,112         | -1,112         | -1,112         | -1,112         | -1,112         |
| <b>Total Appropriations</b>      | <b>-41,816</b> | <b>-1,052</b>  | <b>-1,178</b>  | <b>-1,179</b>  | <b>-1,181</b>  | <b>-1,182</b>  | <b>-1,149</b>  |
| <b>ANNUAL CASHFLOW</b>           | <b>-32,216</b> | <b>9,186</b>   | <b>9,085</b>   | <b>9,102</b>   | <b>9,113</b>   | <b>9,117</b>   | <b>9,136</b>   |
| Opening Balance                  | 68,367         | 36,151         | 45,337         | 54,422         | 63,524         | 72,636         | 81,754         |
| <b>Closing Balance</b>           | <b>36,151</b>  | <b>45,337</b>  | <b>54,422</b>  | <b>63,524</b>  | <b>72,636</b>  | <b>81,754</b>  | <b>90,889</b>  |