

HOUSING REVENUE ACCOUNT PROJECTIONS

City of York Council

Year	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
£'000	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
INCOME:																
Rental Income	31,365	30,490	31,485	32,345	33,182	34,053	34,947	35,692	36,452	37,253	38,097	38,960	39,650	40,352	41,063	41,784
Void Losses	-316	-274	-281	-288	-296	-304	-312	-318	-325	-332	-340	-348	-354	-360	-367	-373
Service Charges	1,318	1,281	1,306	1,332	1,359	1,386	1,414	1,442	1,471	1,501	1,531	1,561	1,592	1,624	1,657	1,690
Non-Dwelling Income	349	406	430	587	754	833	856	873	891	908	927	945	964	983	1,003	1,023
Grants & Other Income	412	412	412	412	412	412	412	412	412	412	412	412	412	412	412	412
Total Income	33,128	32,314	33,353	34,388	35,411	36,381	37,317	38,101	38,900	39,741	40,626	41,531	42,264	43,011	43,768	44,535
EXPENDITURE:																
General Management	-6,120	-6,117	-6,224	-6,372	-6,539	-6,716	-6,898	-7,036	-7,177	-7,321	-7,467	-7,616	-7,769	-7,924	-8,083	-8,244
Special Management	-2,204	-2,248	-2,293	-2,339	-2,385	-2,433	-2,482	-2,531	-2,582	-2,634	-2,686	-2,740	-2,795	-2,851	-2,908	-2,966
Other Management	-287	-293	-299	-305	-311	-317	-324	-330	-337	-343	-350	-357	-364	-372	-379	-387
Bad Debt Provision	-440	-456	-468	-481	-493	-506	-520	-531	-542	-554	-567	-580	-590	-600	-611	-622
Responsive & Cyclical Repairs	-6,179	-6,621	-6,820	-7,025	-7,235	-7,452	-7,602	-7,754	-7,909	-8,067	-8,228	-8,393	-8,561	-8,732	-8,906	-9,085
Total Revenue Expenditure	-15,230	-15,736	-16,104	-16,521	-16,964	-17,425	-17,825	-18,182	-18,547	-18,919	-19,299	-19,686	-20,079	-20,479	-20,887	-21,303
DEBT CHARGES:																
Interest Paid & Administration	-4,625	-4,776	-5,081	-5,266	-5,483	-5,588	-5,450	-5,197	-4,903	-4,542	-4,185	-4,595	-4,252	-3,919	-3,537	-3,240
Interest Received	266	155	218	274	465	488	497	484	441	384	346	323	310	305	292	306
Depreciation	-8,098	-8,170	-8,298	-8,444	-8,580	-8,721	-8,865	-9,012	-9,160	-9,317	-9,483	-9,652	-9,824	-9,999	-10,177	-10,356
Net Operating Income	5,440	3,788	4,089	4,431	4,850	5,134	5,674	6,195	6,732	7,348	8,005	7,921	8,420	8,918	9,459	9,941
APPROPRIATIONS:																
FRS 17 /Other HRA Reserve Adj	-10,000	-41	-42	-43	-43	-44	-45	-46	-47	-48	-49	-50	-51	-52	-53	-54
HRA CFR Revenue Provision	0	0	0	0	0	-1,900	-8,400	-9,500	-10,600	-13,500	-7,900	-11,000	-6,500	-10,250	-9,000	-6,000
Revenue Contribution to Capital	-1,913	-1,030	-1,076	-195	-195	-170	-170	-170	-170	-170	-170	-170	-170	-170	-170	-170
Total Appropriations	-11,913	-1,071	-1,118	-238	-238	-2,114	-8,615	-9,716	-10,817	-13,718	-8,119	-11,220	-6,721	-10,472	-9,223	-6,224
ANNUAL CASHFLOW	-6,473	2,717	2,971	4,194	4,611	3,020	-2,941	-3,522	-4,085	-6,370	-114	-3,299	1,699	-1,554	236	3,717
Opening Balance	29,421	22,947	25,664	28,635	32,829	37,440	40,460	37,519	33,997	29,912	23,542	23,428	20,129	21,827	20,273	20,510
Closing Balance	22,947	25,664	28,635	32,829	37,440	40,460	37,519	33,997	29,912	23,542	23,428	20,129	21,827	20,273	20,510	24,227
Other HRA Reserve Balance	6,300	3,583	0	11,536	11,475	8,738	13,193	12,673	12,153	11,583	11,013	10,443	9,873	9,303	8,683	8,063

HOUSING REVENUE ACCOUNT PROJE
City of York Council

Year	2034.35	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
£'000	17	18	19	20	21	22	23	24	25	26	27	28	29	30
INCOME:														
Rental Income	42,517	43,262	44,021	44,731	45,388	46,054	46,729	47,412	48,103	48,804	49,513	50,231	50,958	51,694
Void Losses	-380	-386	-393	-399	-405	-411	-417	-423	-430	-436	-442	-449	-455	-462
Service Charges	1,724	1,758	1,793	1,829	1,866	1,903	1,941	1,980	2,020	2,060	2,101	2,143	2,186	2,230
Non-Dwelling Income	1,043	1,064	1,086	1,107	1,129	1,152	1,175	1,199	1,223	1,247	1,272	1,297	1,323	1,350
Grants & Other Income	412	412	412	412	412	412	412	412	414	414	414	414	414	414
Total Income	45,316	46,111	46,919	47,680	48,390	49,110	49,839	50,579	51,330	52,089	52,858	53,637	54,426	55,226
EXPENDITURE:														
General Management	-8,409	-8,577	-8,749	-8,924	-9,102	-9,284	-9,470	-9,660	-9,853	-10,050	-10,251	-10,456	-10,665	-10,878
Special Management	-3,025	-3,086	-3,147	-3,210	-3,275	-3,340	-3,407	-3,475	-3,545	-3,615	-3,688	-3,762	-3,837	-3,914
Other Management	-394	-402	-410	-419	-427	-436	-444	-453	-462	-471	-481	-490	-500	-510
Bad Debt Provision	-633	-644	-655	-666	-676	-685	-696	-706	-716	-727	-737	-748	-759	-770
Responsive & Cyclical Repairs	-9,266	-9,452	-9,641	-9,833	-10,030	-10,231	-10,435	-10,644	-10,857	-11,074	-11,295	-11,521	-11,752	-11,987
Total Revenue Expenditure	-21,728	-22,161	-22,603	-23,052	-23,510	-23,976	-24,452	-24,937	-25,432	-25,937	-26,452	-26,977	-27,512	-28,058
DEBT CHARGES:														
Interest Paid & Administration	-2,925	-2,630	-2,432	-2,234	-2,037	-1,839	-1,642	-814	-87	-89	-91	-92	-94	-96
Interest Received	320	344	396	455	518	584	654	573	523	659	799	940	1,084	1,204
Depreciation	-10,539	-10,725	-10,915	-11,092	-11,257	-11,423	-11,592	-11,764	-11,937	-12,113	-12,290	-12,471	-12,653	-12,838
Net Operating Income	10,444	10,938	11,366	11,756	12,105	12,455	12,808	13,636	14,396	14,609	14,823	15,037	15,251	15,437
APPROPRIATIONS:														
FRS 17 /Other HRA Reserve Adj	-55	-56	-57	-59	-60	-61	-62	-63	-65	-66	-67	-278	-835	-802
HRA CFR Revenue Provision	-9,900	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-36,609	0	0	0	0	0	0
Revenue Contribution to Capital	-170	-170	-170	-170	-170	-170	-170	-170	-170	-170	-170	-170	-170	-170
Total Appropriations	-10,125	-5,226	-5,227	-5,229	-5,230	-5,231	-5,232	-36,843	-235	-236	-237	-448	-1,005	-972
ANNUAL CASHFLOW	319	5,712	6,139	6,528	6,875	7,224	7,575	-23,207	14,162	14,374	14,586	14,589	14,246	14,466
Opening Balance	24,227	24,546	30,258	36,397	42,924	49,800	57,024	64,599	41,393	55,554	69,928	84,514	99,103	113,349
Closing Balance	24,546	30,258	36,397	42,924	49,800	57,024	64,599	41,393	55,554	69,928	84,514	99,103	113,349	127,815
Other HRA Reserve Balance	7,443	6,823	6,203	5,533	4,863	4,193	3,523	2,853	2,138	1,373	609	53	53	818