HOUSING REVENUE ACCOUNT PROJECTIONS
City of York Council

Year	2015.16	2016.17	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
£'000	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
INCOME:																	
Rental Income	32,926	32,258	31,516	30,741	29,879	30,192	30,517	30,858	31,191	31,516	31,833	32,140	32,437	32,723	32,998	33,259	33,506
Void Losses	-293	-287	-281	-274	-266	-269	-272	-275	-277	-280	-283	-286	-288	-291	-293	-296	-298
Service Charges	921	884	902	920	938	957	976	996	1,015	1,036	1,056	1,078	1,099	1,121	1,144	1,166	1,190
Non-Dwelling Income	586	346	353	360	367	375	382	390	397	405	414	422	430	439	448	457	466
Grants & Other Income	461	355	355	355	355	356	356	356	357	357	358	358	358	359	359	359	360
Total Income	**34,601**	**33,555**	**32,845**	**32,102**	**31,274**	**31,610**	**31,960**	**32,325**	**32,683**	**33,034**	**33,377**	**33,711**	**34,036**	**34,351**	**34,654**	**34,946**	**35,224**
EXPENDITURE:																	
General Management	-5,740	-5,801	-5,642	-5,597	-5,398	-5,506	-5,616	-5,729	-5,843	-5,960	-6,079	-6,201	-6,325	-6,451	-6,580	-6,712	-6,846
Special Management	-2,120	-2,123	-2,165	-2,209	-2,253	-2,298	-2,344	-2,391	-2,439	-2,487	-2,537	-2,588	-2,640	-2,692	-2,746	-2,801	-2,857
Other Management	-235	-264	-270	-275	-281	-286	-292	-298	-304	-310	-316	-322	-329	-335	-342	-349	-356
Rent Rebates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bad Debt Provision	-479	-479	-468	-456	-443	-448	-453	-458	-462	-467	-472	-476	-481	-485	-489	-493	-496
Responsive & Cyclical Repairs	-6,550	-6,075	-6,069	-6,138	-6,261	-6,386	-6,514	-6,644	-6,777	-6,913	-7,051	-7,192	-7,336	-7,482	-7,632	-7,785	-7,940
Total Revenue Expenditure	**-15,123**	**-14,742**	**-14,614**	**-14,675**	**-14,636**	**-14,924**	**-15,218**	**-15,519**	**-15,825**	**-16,137**	**-16,455**	**-16,779**	**-17,109**	**-17,446**	**-17,789**	**-18,139**	**-18,496**
Interest Paid & Administration	-4,675	-4,598	-4,958	-4,959	-4,961	-4,962	-4,963	-4,964	-4,932	-4,753	-4,442	-4,091	-3,671	-3,175	-2,789	-2,557	-2,358
Interest Received	160	265	245	294	330	362	394	427	451	435	383	323	246	151	91	77	74
Depreciation	-7,779	-7,847	-7,898	-7,936	-7,946	-7,953	-7,963	-7,976	-7,987	-7,994	-7,999	-8,000	-7,999	-7,994	-7,986	-7,974	-7,959
Net Operating Income	**7,183**	**6,633**	**5,619**	**4,826**	**4,062**	**4,133**	**4,210**	**4,292**	**4,390**	**4,584**	**4,865**	**5,164**	**5,503**	**5,887**	**6,181**	**6,352**	**6,484**
APPROPRIATIONS:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FRS 17 /Other HRA Reserve Adj	-3,395	-3,039	-39	-40	-41	-42	-43	-43	-44	-45	-46	-47	-48	-49	-50	-51	-52
HRA CFR Revenue Provision	0	0	0	0	0	0	0	0	-1,900	-8,400	-9,500	-10,600	-13,500	-14,900	-7,226	-6,137	-5,303
Revenue Contribution to Capital	-1,170	0	0	0	0	-696	-924	-930	-936	-942	-948	-954	-959	-965	-970	-975	-980
Total Appropriations	**-4,565**	**-3,039**	**-39**	**-40**	**-41**	**-738**	**-966**	**-973**	**-2,880**	**-9,387**	**-10,494**	**-11,601**	**-14,507**	**-15,914**	**-8,245**	**-7,163**	**-6,335**
ANNUAL CASHFLOW	**2,618**	**3,594**	**5,580**	**4,786**	**4,021**	**3,395**	**3,243**	**3,319**	**1,510**	**-4,803**	**-5,629**	**-6,437**	**-9,004**	**-10,027**	**-2,064**	**-810**	**150**
Opening Balance	14,022	16,640	20,235	25,814	30,600	34,621	38,016	41,259	44,578	46,088	41,285	35,655	29,218	20,214	10,188	8,123	7,313
Closing Balance	**16,640**	**20,235**	**25,814**	**30,600**	**34,621**	**38,016**	**41,259**	**44,578**	**46,088**	**41,285**	**35,655**	**29,218**	**20,214**	**10,188**	**8,123**	**7,313**	**7,463**
Other HRA Reserve Balance	13,136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

HOUSING REVENUE ACCOUNT PROJE
City of York Council

Year	2032.33	2033.34	2034.35	2035.36	2036.37	2037.38	2038.39	2039.40	2040.41	2041.42	2042.43	2043.44	2044.45	2045.46
£'000	17	18	19	20	21	22	23	24	25	26	27	28	29	30
INCOME:														
Rental Income	34,004	34,776	35,564	36,368	37,189	38,025	38,879	39,749	40,637	41,543	42,466	43,407	44,367	45,345
Void Losses	-302	-309	-316	-323	-330	-338	-345	-353	-361	-369	-377	-386	-394	-403
Service Charges	1,214	1,238	1,263	1,288	1,314	1,340	1,367	1,394	1,422	1,450	1,479	1,509	1,539	1,570
Non-Dwelling Income	475	485	494	504	514	524	535	546	557	568	579	591	602	614
Grants & Other Income	360	361	361	362	362	362	363	363	364	364	365	365	366	367
Total Income	**35,751**	**36,551**	**37,366**	**38,199**	**39,048**	**39,914**	**40,798**	**41,699**	**42,618**	**43,556**	**44,512**	**45,486**	**46,480**	**47,493**
EXPENDITURE:														
General Management	-6,983	-7,123	-7,265	-7,410	-7,559	-7,710	-7,864	-8,021	-8,182	-8,345	-8,512	-8,683	-8,856	-9,033
Special Management	-2,914	-2,973	-3,032	-3,093	-3,154	-3,218	-3,282	-3,348	-3,415	-3,483	-3,552	-3,624	-3,696	-3,770
Other Management	-363	-370	-378	-385	-393	-401	-409	-417	-425	-434	-442	-451	-460	-470
Rent Rebates	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bad Debt Provision	-504	-515	-527	-539	-551	-563	-576	-589	-602	-615	-629	-643	-657	-672
Responsive & Cyclical Repairs	-8,099	-8,261	-8,426	-8,595	-8,767	-8,942	-9,121	-9,304	-9,490	-9,679	-9,873	-10,070	-10,272	-10,477
Total Revenue Expenditure	**-18,863**	**-19,242**	**-19,628**	**-20,022**	**-20,424**	**-20,834**	**-21,252**	**-21,678**	**-22,113**	**-22,557**	**-23,009**	**-23,471**	**-23,942**	**-24,422**
Interest Paid & Administration	-2,169	-1,965	-1,859	-1,861	-1,862	-1,864	-1,866	-1,868	-1,869	-1,446	-560	-99	-101	-103
Interest Received	75	76	110	179	251	328	408	493	582	556	408	391	511	637
Depreciation	-8,001	-8,105	-8,210	-8,316	-8,423	-8,531	-8,640	-8,749	-8,860	-8,972	-9,084	-9,198	-9,312	-9,427
Net Operating Income	**6,793**	**7,315**	**7,779**	**8,179**	**8,590**	**9,013**	**9,449**	**9,897**	**10,358**	**11,138**	**12,267**	**13,110**	**13,637**	**14,178**
APPROPRIATIONS:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FRS 17 /Other HRA Reserve Adj	-53	-54	-55	-56	-57	-59	-60	-61	-62	-63	-65	-66	-67	-69
HRA CFR Revenue Provision	-5,625	-6,131	0	0	0	0	0	0	0	-24,300	-26,456	0	0	0
Revenue Contribution to Capital	-990	-1,005	-1,020	-1,036	-1,051	-1,067	-1,083	-1,100	-1,116	-1,133	-1,150	-1,168	-1,185	-1,203
Total Appropriations	**-6,667**	**-7,190**	**-1,075**	**-1,092**	**-1,109**	**-1,126**	**-1,143**	**-1,161**	**-1,179**	**-25,497**	**-27,671**	**-1,234**	**-1,252**	**-1,271**
ANNUAL CASHFLOW	**126**	**125**	**6,704**	**7,087**	**7,481**	**7,888**	**8,306**	**8,737**	**9,180**	**-14,359**	**-15,404**	**11,877**	**12,385**	**12,907**
Opening Balance	7,463	7,589	7,714	14,418	21,505	28,986	36,874	45,180	53,917	63,096	48,738	33,334	45,210	57,595
Closing Balance	**7,589**	**7,714**	**14,418**	**21,505**	**28,986**	**36,874**	**45,180**	**53,917**	**63,096**	**48,738**	**33,334**	**45,210**	**57,595**	**70,502**
Other HRA Reserve Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0