

HOUSING REVENUE ACCOUNT PROJECTIONS

City of York Council

Year	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
£'000	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
INCOME:																
Rental Income	33,703	35,735	37,257	38,096	38,967	39,900	40,854	41,807	42,356	42,893	43,435	43,981	44,532	45,088	45,648	46,213
Void Losses	-1,012	-310	-323	-331	-338	-347	-355	-364	-368	-373	-378	-383	-388	-392	-397	-402
Service Charges	1,618	1,974	2,014	2,054	2,095	2,137	2,180	2,223	2,268	2,313	2,359	2,406	2,454	2,504	2,554	2,605
Non-Dwelling Income	422	507	517	527	538	549	560	571	582	594	606	618	630	643	656	669
Grants & Other Income	253	252	255	258	261	263	266	270	273	276	279	282	286	289	293	296
Total Income	34,985	38,158	39,720	40,604	41,522	42,502	43,504	44,507	45,110	45,703	46,301	46,905	47,515	48,131	48,753	49,380
EXPENDITURE:																
General Management	-6,613	-7,089	-7,231	-7,375	-7,523	-7,673	-7,827	-7,983	-8,143	-8,306	-8,472	-8,641	-8,814	-8,990	-9,170	-9,353
Special Management	-4,342	-4,813	-4,909	-5,007	-5,108	-5,210	-5,314	-5,420	-5,529	-5,639	-5,752	-5,867	-5,984	-6,104	-6,226	-6,351
Other Management	-536	-563	-574	-586	-597	-609	-622	-634	-647	-660	-673	-686	-700	-714	-728	-743
Rent Rebates	0	0	0	-90	-388	-696	-1,015	-1,033	-814	-589	-358	-124	0	0	0	0
Bad Debt Provision	-431	-466	-489	-501	-514	-528	-542	-556	-564	-572	-580	-588	-596	-604	-612	-620
Responsive & Cyclical Repairs	-8,870	-9,525	-10,054	-10,393	-10,601	-10,813	-11,029	-11,250	-11,475	-11,704	-11,938	-12,177	-12,421	-12,669	-12,922	-13,181
Total Revenue Expenditure	-20,791	-22,456	-23,256	-23,953	-24,731	-25,529	-26,348	-26,876	-27,171	-27,469	-27,773	-28,084	-28,515	-29,081	-29,659	-30,248
Interest Paid & Administration	-4,703	-4,786	-4,714	-5,042	-5,048	-5,050	-5,088	-5,243	-5,355	-5,321	-5,270	-5,219	-5,168	-5,100	-5,031	-4,980
Interest Received	211	263	220	170	154	153	152	152	153	155	154	155	157	155	152	154
Depreciation	-9,103	-9,453	-9,707	-9,963	-10,115	-10,308	-10,459	-10,607	-10,751	-10,892	-11,034	-11,178	-11,323	-11,469	-11,616	-11,765
Net Operating Income	598	1,727	2,263	1,817	1,782	1,768	1,760	1,932	1,986	2,175	2,377	2,580	2,667	2,636	2,599	2,541
APPROPRIATIONS:																
FRS 17 /Other HRA Reserve Adj	-43	-45	-45	-46	-47	-48	-49	-50	-51	-52	-53	-54	-55	-56	-57	-59
HRA CFR Revenue Provision	0	-1,900	-8,400	-4,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-2,000	-1,000	-2,000	-2,000	-2,000	-1,000
Revenue Contribution to Capital	-2,908	-1,340	-860	-870	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820
Total Appropriations	-2,951	-3,285	-9,305	-4,916	-1,867	-1,868	-1,869	-1,870	-1,871	-1,872	-2,873	-1,874	-2,875	-2,876	-2,877	-1,879
ANNUAL CASHFLOW	-2,353	-1,558	-7,043	-3,100	-85	-100	-109	62	115	303	-496	706	-208	-240	-279	663
Opening Balance	29,569	27,215	25,657	18,615	15,515	15,430	15,330	15,222	15,283	15,399	15,702	15,206	15,912	15,703	15,464	15,185
Closing Balance	27,215	25,657	18,615	15,515	15,430	15,330	15,222	15,283	15,399	15,702	15,206	15,912	15,703	15,464	15,185	15,847

HOUSING REVENUE ACCOUNT PROJE
City of York Council

Year	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	2051.52	2050.51
£'000	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
INCOME:															
Rental Income	46,782	47,355	47,933	48,515	49,102	49,693	50,288	50,886	51,489	52,096	52,707	53,322	53,940	54,562	55,187
Void Losses	-407	-412	-417	-422	-428	-433	-438	-443	-448	-454	-459	-464	-470	-475	-481
Service Charges	2,657	2,710	2,764	2,819	2,876	2,933	2,992	3,052	3,113	3,175	3,239	3,303	3,369	3,437	3,506
Non-Dwelling Income	682	696	710	724	739	753	768	784	799	815	832	848	865	883	900
Grants & Other Income	300	304	308	311	315	319	324	328	332	336	341	345	350	355	360
Total Income	50,014	50,653	51,297	51,948	52,604	53,266	53,933	54,607	55,285	55,970	56,659	57,354	58,055	58,760	59,471
EXPENDITURE:															
General Management	-9,541	-9,731	-9,926	-10,124	-10,327	-10,534	-10,744	-10,959	-11,178	-11,402	-11,630	-11,862	-12,100	-12,342	-12,589
Special Management	-6,478	-6,607	-6,739	-6,874	-7,012	-7,152	-7,295	-7,441	-7,590	-7,741	-7,896	-8,054	-8,215	-8,380	-8,547
Other Management	-758	-773	-788	-804	-820	-837	-853	-870	-888	-906	-924	-942	-961	-980	-1,000
Rent Rebates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bad Debt Provision	-629	-637	-646	-654	-663	-671	-680	-689	-697	-706	-715	-724	-733	-742	-751
Responsive & Cyclical Repairs	-13,444	-13,713	-13,988	-14,267	-14,553	-14,844	-15,141	-15,443	-15,752	-16,067	-16,389	-16,716	-17,051	-17,392	-17,740
Total Revenue Expenditure	-30,849	-31,462	-32,087	-32,724	-33,374	-34,037	-34,713	-35,402	-36,105	-36,822	-37,554	-38,299	-39,060	-39,836	-40,627
Interest Paid & Administration	-4,929	-4,878	-4,827	-4,777	-4,743	-4,693	-4,642	-4,626	-4,610	-4,577	-4,562	-4,564	-4,566	-4,568	-4,570
Interest Received	156	156	156	155	158	155	150	154	157	153	152	152	149	143	141
Depreciation	-11,915	-12,067	-12,220	-12,374	-12,529	-12,685	-12,843	-13,002	-13,163	-13,324	-13,591	-13,862	-14,140	-14,422	-14,711
Net Operating Income	2,475	2,402	2,320	2,228	2,116	2,006	1,886	1,730	1,564	1,399	1,105	781	439	78	-295
APPROPRIATIONS:															
FRS 17 /Other HRA Reserve Adj	-60	-61	-62	-63	-65	-66	-67	-69	-70	-70	-70	-70	-70	-70	-70
HRA CFR Revenue Provision	-2,000	-1,000	-2,000	-1,000	-1,000	-2,000	-1,000	0	-1,000	-1,000	0	0	0	0	0
Revenue Contribution to Capital	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820
Total Appropriations	-2,880	-1,881	-2,882	-1,883	-1,885	-2,886	-1,887	-889	-1,890	-1,890	-890	-890	-890	-890	-890
ANNUAL CASHFLOW	-404	521	-563	345	231	-880	-2	842	-326	-491	215	-109	-451	-812	-1,185
Opening Balance	15,847	15,443	15,964	15,402	15,747	15,978	15,097	15,096	15,937	15,611	15,120	15,335	15,226	14,774	13,962
Closing Balance	15,443	15,964	15,402	15,747	15,978	15,097	15,096	15,937	15,611	15,120	15,335	15,226	14,774	13,962	12,777