HOUSING REVENUE ACCOUNT PROJECTIONS
City of York Council

Year	2012.13	2013.14	2014.15	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
£'000	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
INCOME:																			
Rental Income	29,852	31,088	32,206	33,319	34,066	34,829	35,609	36,407	37,222	38,055	38,906	39,776	40,666	41,575	42,504	43,453	44,423	45,415	46,429
Void Losses	-346	-360	-373	-386	-395	-404	-413	-422	-431	-441	-451	-461	-471	-482	-492	-503	-515	-526	-538
Service Charges	815	817	819	840	861	882	904	927	950	974	998	1,023	1,048	1,075	1,102	1,129	1,157	1,186	1,216
Non-Dwelling Income	595	603	610	626	641	657	674	691	708	726	744	762	781	801	821	841	862	884	906
Grants & Other Income	460	460	460	464	467	470	473	476	480	483	487	491	495	498	502	506	511	515	519
Total Income	**31,376**	**32,607**	**33,722**	**34,862**	**35,640**	**36,435**	**37,248**	**38,079**	**38,928**	**39,796**	**40,684**	**41,591**	**42,519**	**43,467**	**44,436**	**45,427**	**46,439**	**47,474**	**48,532**
EXPENDITURE:																			
General Management	-5,417	-5,552	-5,691	-5,833	-5,979	-6,129	-6,282	-6,439	-6,600	-6,765	-6,934	-7,107	-7,285	-7,467	-7,654	-7,845	-8,041	-8,242	-8,448
Special Management	-2,390	-2,450	-2,511	-2,574	-2,638	-2,704	-2,772	-2,841	-2,912	-2,985	-3,059	-3,136	-3,214	-3,295	-3,377	-3,461	-3,548	-3,637	-3,728
Other Management	-215	-220	-215	-220	-226	-232	-237	-243	-249	-256	-262	-269	-275	-282	-289	-296	-304	-311	-319
Rent Rebates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bad Debt Provision	-118	-462	-798	-825	-844	-863	-882	-902	-922	-942	-963	-985	-1,007	-1,029	-1,052	-1,076	-1,100	-1,124	-1,149
Responsive & Cyclical Repairs	-6,335	-6,493	-6,656	-6,822	-6,993	-7,167	-7,347	-7,530	-7,719	-7,912	-8,109	-8,312	-8,520	-8,733	-8,951	-9,175	-9,404	-9,639	-9,880
Total Revenue Expenditure	**-14,475**	**-15,178**	**-15,870**	**-16,275**	**-16,679**	**-17,094**	**-17,519**	**-17,955**	**-18,401**	**-18,859**	**-19,328**	**-19,809**	**-20,301**	**-20,806**	**-21,323**	**-21,854**	**-22,397**	**-22,954**	**-23,525**
Interest Paid & Administration	-4,991	-4,991	-4,991	-4,992	-4,816	-4,522	-4,280	-4,022	-3,748	-3,462	-4,594	-4,343	-4,071	-3,778	-3,464	-3,107	-2,705	-2,274	-1,814
Interest Received	80	95	113	137	138	257	277	291	278	262	259	261	263	264	266	267	269	271	272
Depreciation	-7,315	-7,483	-7,660	-7,832	-8,008	-8,187	-8,371	-8,558	-8,750	-8,946	-9,147	-9,352	-9,561	-9,775	-9,994	-10,217	-10,445	-10,679	-10,918
Net Operating Income	**4,675**	**5,051**	**5,314**	**5,900**	**6,274**	**6,888**	**7,355**	**7,834**	**8,306**	**8,791**	**7,875**	**8,349**	**8,849**	**9,372**	**9,921**	**10,516**	**11,161**	**11,838**	**12,548**
APPROPRIATIONS:	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	-3,051	-4,552	-3,554	-3,200	-3,056	-58	-59	-61	-62	-64	-65	-67	-69	-70	-72	-74	-76	-78	-80
HRA CFR Revenue Provision	0	0	0	0	-10,131	-6,750	-7,166	-7,641	-8,108	-8,332	-4,795	-5,279	-5,675	-6,095	-6,536	-7,813	-8,355	-8,934	-9,543
Revenue Contribution to Capital	-816	-2,152	-759	-862	-599	0	0	0	0	-252	-2,761	-2,854	-2,949	-3,048	-3,150	-2,472	-2,561	-2,652	-2,747
Total Appropriations	**-3,867**	**-6,704**	**-4,313**	**-4,062**	**-13,786**	**-6,807**	**-7,225**	**-7,702**	**-8,170**	**-8,647**	**-7,621**	**-8,200**	**-8,693**	**-9,213**	**-9,758**	**-10,359**	**-10,991**	**-11,664**	**-12,370**
ANNUAL CASHFLOW	**808**	**-1,654**	**1,002**	**1,838**	**-7,512**	**81**	**130**	**132**	**136**	**144**	**254**	**150**	**155**	**159**	**163**	**157**	**170**	**174**	**178**
Opening Balance	10,811	11,619	9,965	10,966	12,804	5,292	5,374	5,503	5,635	5,771	5,915	6,169	6,319	6,474	6,633	6,795	6,953	7,123	7,297
Closing Balance	**11,619**	**9,965**	**10,966**	**12,804**	**5,292**	**5,374**	**5,503**	**5,635**	**5,771**	**5,915**	**6,169**	**6,319**	**6,474**	**6,633**	**6,795**	**6,953**	**7,123**	**7,297**	**7,475**
Other HRA Reserve Balance	5,855	10,355	13,855	17,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000

HOUSING REVENUE ACCOUNT PROJ
City of York Council

Year	2031.32	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	2046.47
£'000	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
INCOME:																
Rental Income	47,465	48,523	49,605	50,711	51,841	52,995	54,175	55,381	56,614	57,873	59,160	60,475	61,819	63,192	64,596	66,030
Void Losses	-550	-562	-575	-587	-601	-614	-628	-642	-656	-670	-685	-700	-716	-732	-748	-765
Service Charges	1,246	1,277	1,309	1,342	1,376	1,410	1,445	1,481	1,519	1,556	1,595	1,635	1,676	1,718	1,761	1,805
Non-Dwelling Income	929	952	976	1,000	1,025	1,051	1,077	1,104	1,132	1,160	1,189	1,219	1,249	1,280	1,312	1,345
Grants & Other Income	524	528	533	538	543	548	553	559	564	570	576	582	588	594	600	607
Total Income	**49,614**	**50,719**	**51,849**	**53,004**	**54,184**	**55,390**	**56,624**	**57,884**	**59,172**	**60,489**	**61,835**	**63,210**	**64,616**	**66,053**	**67,521**	**69,022**
EXPENDITURE:																
General Management	-8,659	-8,876	-9,098	-9,325	-9,558	-9,797	-10,042	-10,293	-10,551	-10,814	-11,085	-11,362	-11,646	-11,937	-12,236	-12,541
Special Management	-3,821	-3,916	-4,014	-4,115	-4,217	-4,323	-4,431	-4,542	-4,655	-4,772	-4,891	-5,013	-5,139	-5,267	-5,399	-5,534
Other Management	-327	-335	-344	-352	-361	-370	-379	-389	-399	-409	-419	-429	-440	-451	-462	-474
Rent Rebates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bad Debt Provision	-1,175	-1,201	-1,228	-1,255	-1,283	-1,312	-1,341	-1,371	-1,401	-1,432	-1,464	-1,497	-1,530	-1,564	-1,599	-1,634
Responsive & Cyclical Repairs	-10,127	-10,381	-10,640	-10,906	-11,179	-11,458	-11,745	-12,038	-12,339	-12,648	-12,964	-13,288	-13,620	-13,961	-14,310	-14,668
Total Revenue Expenditure	**-24,110**	**-24,709**	**-25,324**	**-25,954**	**-26,599**	**-27,260**	**-27,938**	**-28,633**	**-29,345**	**-30,075**	**-30,823**	**-31,589**	**-32,375**	**-33,180**	**-34,005**	**-34,850**
Interest Paid & Administration	-1,323	-995	-842	-681	-514	-341	-171	-90	-93	-95	-97	-100	-102	-105	-108	-110
Interest Received	274	277	279	281	283	285	292	320	364	409	453	531	642	755	870	987
Depreciation	-11,161	-11,411	-11,665	-11,926	-12,192	-12,464	-12,742	-13,026	-13,316	-13,612	-13,916	-14,225	-14,542	-14,865	-15,196	-15,534
Net Operating Income	**13,294**	**13,881**	**14,297**	**14,724**	**15,162**	**15,610**	**16,064**	**16,455**	**16,783**	**17,116**	**17,453**	**17,827**	**18,239**	**18,658**	**19,083**	**19,515**
APPROPRIATIONS:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FRS 17 /Other HRA Reserve Adj	-82	-84	-86	-88	-90	-92	-95	-97	-99	-102	-104	-107	-110	-112	-115	-118
HRA CFR Revenue Provision	-10,185	-3,003	-3,201	-3,319	-3,440	-3,562	-3,316	0	0	0	0	0	0	0	0	0
Revenue Contribution to Capital	-2,845	-10,520	-10,813	-11,115	-11,425	-11,743	-11,537	-11,860	-12,192	-12,533	-12,883	-6,655	-6,860	-7,072	-7,290	-7,514
Total Appropriations	**-13,111**	**-13,606**	**-14,100**	**-14,522**	**-14,954**	**-15,397**	**-14,947**	**-11,957**	**-12,291**	**-12,635**	**-12,988**	**-6,762**	**-6,970**	**-7,184**	**-7,405**	**-7,632**
ANNUAL CASHFLOW	**182**	**275**	**197**	**203**	**208**	**213**	**1,117**	**4,498**	**4,492**	**4,481**	**4,465**	**11,065**	**11,269**	**11,473**	**11,678**	**11,883**
Opening Balance	7,475	7,657	7,932	8,129	8,332	8,539	8,753	9,870	14,368	18,860	23,341	27,806	38,870	50,139	61,612	73,290
Closing Balance	**7,657**	**7,932**	**8,129**	**8,332**	**8,539**	**8,753**	**9,870**	**14,368**	**18,860**	**23,341**	**27,806**	**38,870**	**50,139**	**61,612**	**73,290**	**85,173**
Other HRA Reserve Balance	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000