**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 | 29,934 | 31,138 | 32,364 | 33,192 | 34,086 | 35,013 | 35,951 | 36,897 | 37,892 | 38,926 | 39,988 | 41,078 | 42,199 | 43,349 | 44,530 | 45,744 | 46,990 | 48,269 | 49,583 |
| Void Losses | -165 | -215 | -257 | -296 | -371 | -416 | -427 | -438 | -450 | -462 | -475 | -488 | -501 | -515 | -529 | -543 | -558 | -573 | -589 |
| Service Charges | 750 | 766 | 983 | 1,008 | 1,033 | 1,059 | 1,085 | 1,112 | 1,140 | 1,168 | 1,198 | 1,228 | 1,258 | 1,290 | 1,322 | 1,355 | 1,389 | 1,424 | 1,459 |
| Non-Dwelling Income | 611 | 599 | 585 | 600 | 615 | 630 | 646 | 662 | 679 | 696 | 713 | 731 | 749 | 768 | 787 | 807 | 827 | 848 | 869 |
| Grants & Other Income | 479 | 511 | 464 | 467 | 470 | 474 | 477 | 480 | 484 | 488 | 491 | 495 | 499 | 503 | 507 | 511 | 516 | 520 | 525 |
| **Total Income** | **31,608** | **32,798** | **34,140** | **34,971** | **35,833** | **36,760** | **37,732** | **38,714** | **39,745** | **40,816** | **41,915** | **43,044** | **44,204** | **45,395** | **46,618** | **47,874** | **49,163** | **50,488** | **51,847** |
| **EXPENDITURE:** | | | | | | | | | | | | | | | | | | | |
| General Management | -5,281 | -5,735 | -5,663 | -5,805 | -5,950 | -6,099 | -6,251 | -6,407 | -6,567 | -6,732 | -6,900 | -7,072 | -7,249 | -7,430 | -7,616 | -7,807 | -8,002 | -8,202 | -8,407 |
| Special Management | -1,955 | -2,048 | -2,174 | -2,229 | -2,284 | -2,341 | -2,400 | -2,460 | -2,521 | -2,584 | -2,649 | -2,715 | -2,783 | -2,853 | -2,924 | -2,997 | -3,072 | -3,149 | -3,228 |
| Other Management | -166 | -223 | -235 | -241 | -247 | -253 | -259 | -266 | -272 | -279 | -286 | -293 | -301 | -308 | -316 | -324 | -332 | -340 | -349 |
| Rent Rebates | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bad Debt Provision | -155 | -159 | -479 | -657 | -674 | -866 | -889 | -913 | -937 | -963 | -989 | -1,016 | -1,044 | -1,072 | -1,102 | -1,132 | -1,162 | -1,194 | -1,227 |
| Responsive & Cyclical Repairs | -6,725 | -6,751 | -6,612 | -6,778 | -6,947 | -7,121 | -7,299 | -7,481 | -7,668 | -7,860 | -8,057 | -8,258 | -8,464 | -8,676 | -8,893 | -9,115 | -9,343 | -9,577 | -9,816 |
| **Total Revenue Expenditure** | **-14,282** | **-14,916** | **-15,163** | **-15,708** | **-16,102** | **-16,680** | **-17,098** | **-17,527** | **-17,967** | **-18,418** | **-18,881** | **-19,355** | **-19,841** | **-20,340** | **-20,851** | **-21,374** | **-21,911** | **-22,462** | **-23,026** |
| Interest Paid & Administration | -4,713 | -4,623 | -4,670 | -4,611 | -4,357 | -4,308 | -4,027 | -3,722 | -3,395 | -3,064 | -3,941 | -3,563 | -3,145 | -2,686 | -2,184 | -1,616 | -977 | -359 | -74 |
| Interest Received | 290 | 137 | 167 | 300 | 287 | 248 | 253 | 252 | 238 | 227 | 229 | 231 | 232 | 234 | 236 | 237 | 239 | 255 | 347 |
| Depreciation | -7,053 | -7,213 | -7,430 | -7,779 | -7,950 | -8,127 | -8,305 | -8,483 | -8,670 | -8,864 | -9,063 | -9,265 | -9,472 | -9,684 | -9,901 | -10,122 | -10,348 | -10,579 | -10,815 |
| **Net Operating Income** | **5,851** | **6,183** | **7,044** | **7,173** | **7,710** | **7,894** | **8,555** | **9,234** | **9,952** | **10,697** | **10,260** | **11,092** | **11,978** | **12,919** | **13,918** | **14,999** | **16,166** | **17,343** | **18,280** |
| **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 | -3,025 | -4,220 | -3,750 | -3,145 | -3,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HRA CFR Revenue Provision | 0 | 0 | 0 | 0 | -15,806 | -7,664 | -8,432 | -9,105 | -9,679 | -9,297 | -7,169 | -8,006 | -8,789 | -9,626 | -10,517 | -12,279 | -13,343 | -11,463 | 0 |
| Revenue Contribution to Capital | -907 | -2,580 | -3,212 | 0 | 0 | 0 | 0 | 0 | -139 | -1,244 | -2,845 | -2,940 | -3,038 | -3,139 | -3,243 | -2,567 | -2,658 | -2,753 | -2,850 |
| **Total Appropriations** | **-3,932** | **-6,799** | **-6,962** | **-3,145** | **-18,806** | **-7,664** | **-8,432** | **-9,105** | **-9,818** | **-10,541** | **-10,014** | **-10,946** | **-11,827** | **-12,765** | **-13,760** | **-14,847** | **-16,001** | **-14,215** | **-2,850** |
| **ANNUAL CASHFLOW** | **1,919** | **-616** | **82** | **4,028** | **-11,096** | **230** | **123** | **128** | **134** | **155** | **246** | **146** | **151** | **154** | **158** | **152** | **164** | **3,128** | **15,430** |
| Opening Balance | 10,811 | 12,730 | 12,114 | 12,196 | 16,223 | 5,127 | 5,357 | 5,480 | 5,608 | 5,742 | 5,897 | 6,143 | 6,289 | 6,439 | 6,594 | 6,751 | 6,903 | 7,067 | 10,195 |
| **Closing Balance** | **12,730** | **12,114** | **12,196** | **16,223** | **5,127** | **5,357** | **5,480** | **5,608** | **5,742** | **5,897** | **6,143** | **6,289** | **6,439** | **6,594** | **6,751** | **6,903** | **7,067** | **10,195** | **25,625** |
| **Other HRA Reserve Balance** | 5,855 | 10,105 | 10,855 | 14,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 |

**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 | 50,933 | 52,319 | 53,742 | 55,203 | 56,704 | 58,246 | 59,828 | 61,454 | 63,123 | 64,836 | 66,596 | 68,403 | 70,259 | 72,164 | 74,121 | 76,130 |
| Void Losses | -605 | -621 | -638 | -656 | -673 | -692 | -711 | -730 | -750 | -770 | -791 | -812 | -835 | -857 | -880 | -904 |
| Service Charges | 1,496 | 1,533 | 1,571 | 1,611 | 1,651 | 1,692 | 1,734 | 1,778 | 1,822 | 1,868 | 1,915 | 1,962 | 2,011 | 2,062 | 2,113 | 2,166 |
| Non-Dwelling Income | 891 | 913 | 936 | 959 | 983 | 1,008 | 1,033 | 1,059 | 1,085 | 1,112 | 1,140 | 1,169 | 1,198 | 1,228 | 1,259 | 1,290 |
| Grants & Other Income | 529 | 534 | 539 | 544 | 549 | 554 | 560 | 565 | 571 | 577 | 583 | 589 | 595 | 601 | 608 | 615 |
| **Total Income** | **53,244** | **54,677** | **56,150** | **57,662** | **59,214** | **60,808** | **62,445** | **64,126** | **65,851** | **67,623** | **69,443** | **71,311** | **73,229** | **75,198** | **77,220** | **79,296** |
| **EXPENDITURE:** | | | | | | | | | | | | | | | | |
| General Management | -8,617 | -8,832 | -9,053 | -9,280 | -9,512 | -9,749 | -9,993 | -10,243 | -10,499 | -10,762 | -11,031 | -11,306 | -11,589 | -11,879 | -12,176 | -12,480 |
| Special Management | -3,308 | -3,391 | -3,476 | -3,563 | -3,652 | -3,743 | -3,837 | -3,932 | -4,031 | -4,132 | -4,235 | -4,341 | -4,449 | -4,560 | -4,674 | -4,791 |
| Other Management | -357 | -366 | -375 | -385 | -394 | -404 | -414 | -425 | -435 | -446 | -457 | -469 | -480 | -492 | -505 | -517 |
| Rent Rebates | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bad Debt Provision | -1,260 | -1,294 | -1,330 | -1,366 | -1,403 | -1,441 | -1,480 | -1,521 | -1,562 | -1,604 | -1,648 | -1,693 | -1,739 | -1,786 | -1,834 | -1,884 |
| Responsive & Cyclical Repairs | -10,062 | -10,313 | -10,571 | -10,835 | -11,106 | -11,384 | -11,668 | -11,960 | -12,259 | -12,566 | -12,880 | -13,202 | -13,532 | -13,870 | -14,217 | -14,572 |
| **Total Revenue Expenditure** | **-23,604** | **-24,197** | **-24,805** | **-25,428** | **-26,067** | **-26,722** | **-27,393** | **-28,081** | **-28,786** | **-29,509** | **-30,250** | **-31,010** | **-31,789** | **-32,588** | **-33,406** | **-34,245** |
| Interest Paid & Administration | -76 | -78 | -80 | -82 | -84 | -86 | -88 | -90 | -93 | -95 | -97 | -100 | -102 | -105 | -108 | -110 |
| Interest Received | 504 | 629 | 722 | 819 | 919 | 1,025 | 1,138 | 1,258 | 1,383 | 1,513 | 1,649 | 1,821 | 2,030 | 2,247 | 2,472 | 2,706 |
| Depreciation | -11,056 | -11,303 | -11,555 | -11,812 | -12,075 | -12,344 | -12,619 | -12,900 | -13,187 | -13,480 | -13,780 | -14,087 | -14,400 | -14,719 | -15,046 | -15,380 |
| **Net Operating Income** | **19,011** | **19,729** | **20,432** | **21,158** | **21,907** | **22,681** | **23,482** | **24,312** | **25,168** | **26,052** | **26,964** | **27,935** | **28,968** | **30,033** | **31,133** | **32,267** |
| **APPROPRIATIONS:** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FRS 17 /Other HRA Reserve Adj | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HRA CFR Revenue Provision | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Revenue Contribution to Capital | -2,950 | -10,628 | -10,924 | -11,228 | -11,541 | -11,863 | -11,659 | -11,985 | -12,320 | -12,665 | -13,019 | -7,358 | -7,581 | -7,810 | -8,047 | -8,290 |
| **Total Appropriations** | **-2,950** | **-10,628** | **-10,924** | **-11,228** | **-11,541** | **-11,863** | **-11,659** | **-11,985** | **-12,320** | **-12,665** | **-13,019** | **-7,358** | **-7,581** | **-7,810** | **-8,047** | **-8,290** |
| **ANNUAL CASHFLOW** | **16,061** | **9,101** | **9,508** | **9,930** | **10,366** | **10,818** | **11,823** | **12,327** | **12,848** | **13,387** | **13,945** | **20,578** | **21,387** | **22,223** | **23,086** | **23,977** |
| Opening Balance | 25,625 | 41,687 | 50,788 | 60,296 | 70,226 | 80,592 | 91,410 | 103,234 | 115,560 | 128,408 | 141,795 | 155,741 | 176,319 | 197,705 | 219,928 | 243,014 |
| **Closing Balance** | **41,687** | **50,788** | **60,296** | **70,226** | **80,592** | **91,410** | **103,234** | **115,560** | **128,408** | **141,795** | **155,741** | **176,319** | **197,705** | **219,928** | **243,014** | **266,991** |
| **Other HRA Reserve Balance** | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 |

**HOUSING CAPITAL 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 |
| **EXPENDITURE:** | | | | | | | | | | | | | | | | | | | |
| Planned Variable Expenditure | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Planned Fixed Expenditure | -6,555 | -8,588 | -14,855 | -9,844 | -8,257 | -6,838 | -8,126 | -8,390 | -10,940 | -9,655 | -11,444 | -11,730 | -12,023 | -12,324 | -12,632 | -12,164 | -12,468 | -12,780 | -13,099 |
| Disabled Adaptations | -237 | -531 | -400 | -400 | -400 | -410 | -420 | -431 | -442 | -453 | -464 | -475 | -487 | -500 | -512 | -525 | -538 | -551 | -565 |
| New Build Expenditure | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Capital Expenditure | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Procurement Fees | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Previous Year's B/F Shortfall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total Capital Expenditure** | **-6,792** | **-9,119** | **-15,255** | **-10,244** | **-8,657** | **-7,248** | **-8,546** | **-8,821** | **-11,381** | **-10,108** | **-11,908** | **-12,205** | **-12,510** | **-12,823** | **-13,144** | **-12,689** | **-13,006** | **-13,331** | **-13,665** |
| **FUNDING:** | | | | | | | | | | | | | | | | | | | |
| Major Repairs Reserve | 4,863 | 6,540 | 6,759 | 8,744 | 8,657 | 7,248 | 8,546 | 8,821 | 11,242 | 8,864 | 9,063 | 9,265 | 9,472 | 9,684 | 9,901 | 10,122 | 10,348 | 10,579 | 10,815 |
| Right to Buy Receipts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Unsupported Borrowing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Receipts/Grants | 1,022 | 0 | 2,284 | 1,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Reserves | 0 | 0 | 3,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Revenue Contributions | 907 | 2,580 | 3,212 | 0 | 0 | 0 | 0 | 0 | 139 | 1,244 | 2,845 | 2,940 | 3,038 | 3,139 | 3,243 | 2,567 | 2,658 | 2,753 | 2,850 |
| **Total Capital Funding** | **6,792** | **9,119** | **15,255** | **10,244** | **8,657** | **7,248** | **8,546** | **8,821** | **11,381** | **10,108** | **11,908** | **12,205** | **12,510** | **12,823** | **13,144** | **12,689** | **13,006** | **13,331** | **13,665** |
| **In-Year Net Cashflow** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Cumulative Position** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Major Repairs Reserve Bal:** | **2,661** | **3,272** | **3,943** | **2,978** | **2,272** | **3,151** | **2,910** | **2,572** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |

**HOUSING CAPITAL PROJECTIONS**
**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 |
| **EXPENDITURE:** | | | | | | | | | | | | | | | | |
| Planned Variable Expenditure | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Planned Fixed Expenditure | -13,427 | -21,337 | -21,870 | -22,417 | -22,977 | -23,552 | -23,607 | -24,197 | -24,802 | -25,422 | -26,057 | -20,686 | -21,203 | -21,733 | -22,277 | -22,834 |
| Disabled Adaptations | -579 | -594 | -609 | -624 | -639 | -655 | -672 | -689 | -706 | -723 | -742 | -758 | -777 | -796 | -816 | -837 |
| New Build Expenditure | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Capital Expenditure | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Procurement Fees | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Previous Year's B/F Shortfall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total Capital Expenditure** | **-14,006** | **-21,930** | **-22,479** | **-23,041** | **-23,617** | **-24,207** | **-24,278** | **-24,885** | **-25,507** | **-26,145** | **-26,799** | **-21,444** | **-21,980** | **-22,530** | **-23,093** | **-23,670** |
| **FUNDING:** | | | | | | | | | | | | | | | | |
| Major Repairs Reserve | 11,056 | 11,303 | 11,555 | 11,812 | 12,075 | 12,344 | 12,619 | 12,900 | 13,187 | 13,480 | 13,780 | 14,087 | 14,400 | 14,719 | 15,046 | 15,380 |
| Right to Buy Receipts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Unsupported Borrowing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Receipts/Grants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Revenue Contributions | 2,950 | 10,628 | 10,924 | 11,228 | 11,541 | 11,863 | 11,659 | 11,985 | 12,320 | 12,665 | 13,019 | 7,358 | 7,581 | 7,810 | 8,047 | 8,290 |
| **Total Capital Funding** | **14,006** | **21,930** | **22,479** | **23,041** | **23,617** | **24,207** | **24,278** | **24,885** | **25,507** | **26,145** | **26,799** | **21,444** | **21,980** | **22,530** | **23,093** | **23,670** |
| **In-Year Net Cashflow** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Cumulative Position** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Major Repairs Reserve Bal:** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |