

HOUSING REVENUE ACCOUNT PROJECTIONS

City of York Council

Year	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	2034.35	2035.36	2036.37
£'000	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
INCOME:																
Rental Income	31,536	32,841	33,607	34,387	34,887	35,403	35,972	36,515	36,984	37,458	37,935	38,417	38,903	39,393	39,888	40,386
Void Losses	-282	-289	-296	-303	-307	-312	-317	-322	-326	-330	-334	-339	-343	-347	-352	-356
Service Charges	1,355	1,382	1,410	1,438	1,467	1,496	1,526	1,556	1,588	1,619	1,652	1,685	1,718	1,753	1,788	1,824
Non-Dwelling Income	452	405	554	614	705	780	936	955	974	993	1,013	1,034	1,054	1,075	1,097	1,119
Grants & Other Income	415	245	245	245	245	245	245	245	245	245	245	245	245	245	245	245
Total Income	33,476	34,584	35,520	36,381	36,997	37,613	38,363	38,950	39,465	39,986	40,511	41,042	41,578	42,120	42,666	43,218
EXPENDITURE:																
General Management	-6,694	-6,974	-6,957	-7,104	-7,249	-7,395	-7,543	-7,693	-7,847	-8,004	-8,164	-8,328	-8,494	-8,664	-8,837	-9,014
Special Management	-2,337	-2,426	-2,474	-2,524	-2,574	-2,626	-2,678	-2,732	-2,786	-2,842	-2,899	-2,957	-3,016	-3,076	-3,138	-3,201
Other Management	-353	-360	-368	-375	-382	-390	-398	-406	-414	-422	-431	-439	-448	-457	-466	-475
Rent Rebates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bad Debt Provision	-469	-482	-493	-505	-512	-520	-528	-536	-543	-550	-557	-564	-571	-579	-586	-593
Responsive & Cyclical Repairs	-8,346	-8,183	-8,314	-8,480	-8,650	-8,823	-8,999	-9,179	-9,363	-9,550	-9,741	-9,936	-10,135	-10,337	-10,544	-10,755
Total Revenue Expenditure	-18,200	-18,424	-18,606	-18,987	-19,367	-19,753	-20,146	-20,547	-20,954	-21,369	-21,792	-22,224	-22,664	-23,114	-23,572	-24,039
Interest Paid & Administration	-4,861	-4,709	-4,947	-4,926	-4,847	-4,748	-4,603	-4,490	-4,378	-4,249	-4,121	-3,992	-3,863	-3,735	-3,590	-3,445
Interest Received	215	282	291	265	206	165	154	154	156	154	153	153	154	156	154	152
Depreciation	-8,468	-8,633	-8,761	-8,905	-9,065	-9,216	-9,407	-9,552	-9,678	-9,806	-9,935	-10,065	-10,196	-10,329	-10,462	-10,597
Net Operating Income	2,162	3,100	3,496	3,828	3,923	4,061	4,361	4,516	4,612	4,716	4,817	4,914	5,008	5,098	5,196	5,289
APPROPRIATIONS:																
FRS 17 /Other HRA Reserve Adj	-43	-43	-44	-45	-46	-47	-48	-49	-50	-51	-52	-53	-54	-55	-56	-57
HRA CFR Revenue Provision	0	0	-1,900	-8,400	-9,500	-5,000	-4,000	-3,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-5,000	-4,000
Revenue Contribution to Capital	-3,718	-1,140	-1,340	-800	-810	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820
Total Appropriations	-3,761	-1,183	-3,284	-9,245	-10,356	-5,867	-4,868	-3,869	-4,870	-4,871	-4,872	-4,873	-4,874	-4,875	-5,876	-4,877
ANNUAL CASHFLOW	-1,599	1,917	212	-5,417	-6,433	-1,806	-507	647	-258	-155	-55	41	134	223	-681	411
Opening Balance	28,832	27,233	29,149	29,362	23,944	17,512	15,706	15,198	15,845	15,587	15,432	15,376	15,418	15,552	15,775	15,095
Closing Balance	27,233	29,149	29,362	23,944	17,512	15,706	15,198	15,845	15,587	15,432	15,376	15,418	15,552	15,775	15,095	15,506

HOUSING REVENUE ACCOUNT PROJE
City of York Council

Year	2037.38	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	2050.51
£'000	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
INCOME:															
Rental Income	40,889	41,395	41,906	42,420	42,938	43,461	43,987	44,516	45,050	45,587	46,127	46,671	47,219	47,770	47,936
Void Losses	-360	-365	-369	-374	-379	-383	-388	-393	-397	-402	-407	-412	-416	-421	-428
Service Charges	1,860	1,897	1,935	1,974	2,013	2,054	2,095	2,137	2,179	2,223	2,267	2,313	2,359	2,406	2,406
Non-Dwelling Income	1,141	1,164	1,187	1,211	1,235	1,260	1,285	1,311	1,337	1,364	1,391	1,419	1,447	1,476	1,476
Grants & Other Income	245	245	245	245	245	248	248	248	248	248	248	248	248	248	417
Total Income	43,775	44,337	44,904	45,476	46,054	46,639	47,227	47,819	48,417	49,019	49,627	50,239	50,857	51,479	51,807
EXPENDITURE:															
General Management	-9,194	-9,378	-9,566	-9,757	-9,952	-10,151	-10,354	-10,561	-10,773	-10,988	-11,208	-11,432	-11,661	-11,894	-11,153
Special Management	-3,265	-3,330	-3,397	-3,465	-3,534	-3,605	-3,677	-3,750	-3,825	-3,902	-3,980	-4,059	-4,141	-4,223	-4,151
Other Management	-485	-495	-505	-515	-525	-535	-546	-557	-568	-580	-591	-603	-615	-627	-627
Rent Rebates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bad Debt Provision	-601	-608	-616	-623	-631	-639	-646	-654	-662	-670	-678	-686	-694	-702	-714
Responsive & Cyclical Repairs	-10,970	-11,190	-11,413	-11,642	-11,874	-12,112	-12,354	-12,601	-12,853	-13,110	-13,373	-13,640	-13,913	-14,191	-13,361
Total Revenue Expenditure	-24,515	-25,001	-25,496	-26,001	-26,516	-27,042	-27,578	-28,124	-28,681	-29,250	-29,829	-30,420	-31,023	-31,638	-30,007
Interest Paid & Administration	-3,301	-3,156	-3,011	-2,867	-2,722	-2,561	-2,401	-2,240	-2,079	-1,919	-1,758	-1,404	-714	-104	-104
Interest Received	152	152	153	155	158	156	155	155	155	156	158	154	152	0	237
Depreciation	-10,734	-10,871	-11,010	-11,149	-11,290	-11,433	-11,576	-11,720	-11,866	-12,013	-12,161	-12,556	-12,807	-13,063	-13,021
Net Operating Income	5,377	5,461	5,540	5,614	5,683	5,759	5,828	5,890	5,946	5,994	6,036	6,013	6,465	6,674	8,912
APPROPRIATIONS:															
FRS 17 /Other HRA Reserve Adj	-59	-60	-61	-62	-63	-65	-66	-67	-69	-70	-70	-70	-70	-70	-37
HRA CFR Revenue Provision	-5,000	-4,000	-5,000	-4,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-6,000	-5,000	-37,634	-1,134
Revenue Contribution to Capital	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820	-820
Total Appropriations	-5,879	-4,880	-5,881	-4,882	-5,883	-5,885	-5,886	-5,887	-5,889	-5,890	-5,890	-6,890	-5,890	-38,524	-1,991
ANNUAL CASHFLOW	-501	581	-341	732	-201	-125	-58	3	57	105	147	-877	575	-31,850	6,921
Opening Balance	15,506	15,004	15,586	15,245	15,977	15,777	15,651	15,593	15,596	15,653	15,757	15,904	15,026	15,602	20,370
Closing Balance	15,004	15,586	15,245	15,977	15,777	15,651	15,593	15,596	15,653	15,757	15,904	15,026	15,602	-16,249	27,290