

**APPENDIX 2**  
**HRA Business Plan 2023-2053**

Year	Income			Expenditure						Net Operating (Expenditure) £,000	RCCO £,000	Surplus (Deficit) for the Year £,000	Surplus (Deficit) b/fwd £,000	Interest £,000	Surplus (Deficit) c/fwd £,000
	Net rent Income £,000	Other income £,000	Total Income £,000	Managt. £,000	Depreciation £,000	Responsive & Cyclical £,000	Other Revenue spend £,000	Total expenses £,000	Capital Charges £,000						
2023.24	49,460	6,596	56,056	(21,695)	(12,417)	(16,164)	(538)	(50,814)	(7,303)	(2,061)	(3,583)	(5,644)	13,809	474	8,638
2024.25	51,834	8,357	60,191	(22,695)	(13,410)	(14,826)	(548)	(51,479)	(8,455)	257	0	257	8,638	407	9,302
2025.26	54,074	8,753	62,827	(23,773)	(14,005)	(14,535)	(573)	(52,887)	(9,388)	552	0	552	9,302	420	10,275
2026.27	55,694	9,041	64,735	(24,449)	(14,479)	(14,705)	(591)	(54,224)	(10,664)	(153)	0	(153)	10,275	526	10,648
2027.28	56,818	9,338	66,156	(25,145)	(14,843)	(15,070)	(608)	(55,667)	(10,579)	(90)	0	(90)	10,648	647	11,204
2028.29	57,963	9,646	67,609	(25,860)	(15,217)	(15,445)	(627)	(57,148)	(10,310)	151	0	151	11,204	702	12,058
2029.30	59,130	9,964	69,094	(26,595)	(15,599)	(15,827)	(645)	(58,667)	(10,320)	107	0	107	12,058	726	12,891
2030.31	60,319	10,294	70,612	(27,351)	(15,991)	(16,219)	(665)	(60,226)	(10,644)	(258)	0	(258)	12,891	744	13,377
2031.32	61,530	10,634	72,164	(28,128)	(16,392)	(16,621)	(685)	(61,826)	(10,345)	(6)	0	(6)	13,377	760	14,130
2032.33	62,765	10,987	73,751	(28,927)	(16,803)	(17,031)	(705)	(63,467)	(10,345)	(61)	0	(61)	14,130	801	14,870
2033.34	64,022	11,351	75,373	(29,749)	(17,224)	(17,452)	(726)	(65,151)	(10,350)	(127)	0	(127)	14,870	842	15,585
2034.35	65,303	11,729	77,032	(30,593)	(17,655)	(17,907)	(748)	(66,903)	(10,400)	(271)	0	(271)	15,585	866	16,181
2035.36	66,609	12,119	78,728	(31,462)	(18,096)	(18,444)	(771)	(68,772)	(10,400)	(444)	0	(444)	16,181	895	16,632
2036.37	67,939	12,523	80,462	(32,354)	(18,548)	(18,898)	(794)	(70,594)	(10,400)	(532)	0	(532)	16,632	925	17,025
2037.38	69,293	12,942	82,235	(33,272)	(19,010)	(19,363)	(817)	(72,463)	(10,404)	(632)	0	(632)	17,025	957	17,350
2038.39	70,673	13,375	84,048	(34,216)	(19,484)	(19,839)	(842)	(74,381)	(10,416)	(749)	0	(749)	17,350	1,001	17,602
2039.40	72,079	13,823	85,902	(35,186)	(19,969)	(20,326)	(867)	(76,348)	(10,416)	(863)	0	(863)	17,602	1,008	17,747
2040.41	73,510	14,287	87,797	(36,183)	(20,466)	(20,825)	(893)	(78,366)	(10,416)	(985)	0	(985)	17,747	1,007	17,768
2041.42	74,969	14,768	89,736	(37,208)	(20,974)	(21,335)	(920)	(80,437)	(10,420)	(1,121)	0	(1,121)	17,768	1,053	17,701
2042.43	76,454	15,265	91,719	(38,261)	(21,494)	(21,857)	(948)	(82,560)	(10,416)	(1,258)	0	(1,258)	17,701	1,099	17,542
2043.44	77,966	15,780	93,746	(39,345)	(22,027)	(22,391)	(976)	(84,739)	(10,416)	(1,409)	0	(1,409)	17,542	1,116	17,249
2044.45	79,507	16,313	95,820	(40,458)	(22,573)	(22,937)	(1,005)	(86,974)	(10,416)	(1,570)	0	(1,570)	17,249	1,154	16,833
2045.46	81,076	16,866	97,942	(41,603)	(23,131)	(23,496)	(1,036)	(89,266)	(10,416)	(1,741)	0	(1,741)	16,833	1,161	16,253
2046.47	82,673	17,438	100,111	(42,780)	(23,702)	(24,068)	(1,067)	(91,617)	(10,416)	(1,922)	0	(1,922)	16,253	1,094	15,424
2047.48	84,300	18,031	102,330	(43,989)	(24,287)	(24,654)	(1,099)	(94,029)	(10,416)	(2,115)	0	(2,115)	15,424	1,033	14,342
2048.49	85,956	18,645	104,601	(45,232)	(24,886)	(25,252)	(1,132)	(96,502)	(10,416)	(2,318)	0	(2,318)	14,342	1,015	13,039
2049.50	87,643	19,280	106,923	(46,510)	(25,499)	(25,865)	(1,165)	(99,040)	(10,416)	(2,533)	0	(2,533)	13,039	974	11,481
2050.51	89,360	19,939	109,299	(47,824)	(26,126)	(26,491)	(1,200)	(101,642)	(10,416)	(2,759)	0	(2,759)	11,481	876	9,597
2051.52	91,108	20,622	111,730	(49,174)	(26,768)	(27,131)	(1,236)	(104,311)	(10,416)	(2,997)	0	(2,997)	9,597	767	7,367
2052.53	92,888	21,329	114,217	(50,562)	(27,425)	(27,787)	(1,274)	(107,048)	(10,416)	(3,247)	0	(3,247)	7,367	647	4,767

**Key Assumptions:**

7.70% increase in rents (dwellings) in 24/25

5% increase in garage rents in 24/25

1.27% void properties

42 Right To Buy Sales per annum

£111.994 million Core Capital Programme between 2023/24 and 2027/28

£40.775 million Council House Building Programme in years 2023/24 to 2026/27 inclusive

Includes £1.208 million new revenue pressures in 24/25 following outcomes from Stock Condition Surveys