

APPENDIX B

HRA Business Plan 2024-2054

Year	Income			Expenditure							Net Operating (Expenditure)	Transfer from / (to) Reserve	Surplus (Deficit) for the Year	Surplus (Deficit) b/fwd	Interest	Surplus (Deficit) c/fwd
	Net rent Income	Other income	Total Income	Managt.	Depreciation	Responsive & Cyclical	Other Revenue spend	Total expenses	Capital Charges							
	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000						
2024.25	51,873	7,539	59,411	-23,491	-13,601	-13,404	-574	-51,070	-7,402	940	-271	668	10,781	384	11,833	
2025.26	52,971	7,689	60,661	-24,170	-13,827	-13,638	-548	-52,182	-8,314	164	-858	-694	11,833	446	11,585	
2026.27	54,967	7,928	62,895	-24,330	-14,142	-14,651	-551	-53,674	-7,915	1,306	-271	1,034	11,585	402	13,021	
2027.28	57,234	8,173	65,408	-25,084	-14,702	-15,398	-555	-55,739	-8,723	946	-271	674	13,021	478	14,174	
2028.29	59,314	8,427	67,741	-25,861	-15,141	-16,184	-559	-57,745	-9,248	747	-271	476	14,174	581	15,231	
2029.30	61,469	8,688	70,157	-26,663	-15,593	-17,009	-563	-59,828	-9,826	503	-271	231	15,231	712	16,174	
2030.31	64,924	8,957	73,881	-27,490	-16,058	-17,877	-567	-61,992	-10,751	1,139	-271	867	16,174	884	17,925	
2031.32	66,016	9,235	75,251	-28,342	-16,537	-18,788	-572	-64,239	-11,400	-388	-271	-659	17,925	1,084	18,350	
2032.33	68,414	9,521	77,936	-29,220	-17,031	-19,747	-576	-66,574	-12,094	-732	-271	-1,003	18,350	1,305	18,652	
2033.34	70,900	9,816	80,716	-30,126	-17,539	-20,754	-581	-68,999	-12,813	-1,096	-271	-1,368	18,652	1,538	18,822	
2034.35	73,475	10,121	83,596	-31,060	-18,062	-21,397	-585	-71,104	-13,809	-1,317	-271	-1,589	18,822	1,802	19,036	
2035.36	77,604	10,435	88,039	-32,023	-18,601	-22,060	-590	-73,274	-14,629	136	-271	-136	19,036	2,136	21,036	
2036.37	78,910	10,758	89,668	-33,016	-19,156	-22,744	-595	-75,511	-15,523	-1,366	-271	-1,637	21,036	2,505	21,904	
2037.38	81,776	11,092	92,867	-34,039	-19,728	-23,449	-600	-77,816	-16,489	-1,438	-271	-1,709	21,904	2,894	23,089	
2038.39	84,746	11,435	96,181	-35,094	-20,316	-24,176	-605	-80,192	-17,689	-1,700	-271	-1,971	23,089	3,314	24,432	
2039.40	87,824	11,790	99,613	-36,182	-20,922	-24,926	-611	-82,641	-18,706	-1,733	-271	-2,004	24,432	3,768	26,196	
2040.41	91,013	12,155	103,168	-37,304	-21,546	-25,698	-616	-85,165	-19,753	-1,750	-271	-2,021	26,196	4,254	28,429	
2041.42	96,127	12,532	108,659	-38,460	-22,189	-26,495	-622	-87,766	-21,638	-745	-271	-1,016	28,429	4,783	32,196	
2042.43	97,743	12,921	110,664	-39,653	-22,851	-27,316	-628	-90,447	-22,980	-2,763	-271	-3,034	32,196	5,341	34,503	
2043.44	101,293	13,321	114,614	-40,882	-23,532	-28,163	-634	-93,211	-24,159	-2,756	-271	-3,027	34,503	5,920	37,395	
2044.45	104,971	13,734	118,705	-42,149	-24,234	-29,036	-640	-96,059	-25,374	-2,728	-271	-2,999	37,395	6,542	40,938	
2045.46	108,782	14,160	122,942	-43,456	-24,957	-29,936	-646	-98,995	-26,626	-2,679	-271	-2,951	40,938	7,212	45,200	
2046.47	112,732	14,599	127,331	-44,803	-25,701	-30,864	-653	-102,021	-27,917	-2,608	-271	-2,879	45,200	7,932	50,252	
2047.48	119,065	15,051	134,117	-46,192	-26,468	-31,821	-659	-105,140	-29,248	-271	-271	-542	50,252	8,727	58,437	
2048.49	121,066	15,518	136,584	-47,624	-27,257	-32,808	-666	-108,354	-30,620	-2,390	-271	-2,661	58,437	9,579	65,355	
2049.50	125,462	15,999	141,461	-49,100	-28,070	-33,825	-673	-111,668	-32,034	-2,241	-271	-2,512	65,355	10,465	73,309	
2050.51	130,016	16,495	146,511	-50,622	-28,907	-34,873	-681	-115,082	-33,491	-2,062	-271	-2,333	73,309	11,413	82,389	
2051.52	134,736	17,006	151,742	-52,192	-29,768	-35,954	-688	-118,602	-34,993	-1,853	-271	-2,124	82,389	12,426	92,690	
2052.53	142,305	17,534	159,838	-53,809	-30,656	-37,069	-696	-122,230	-36,541	1,067	-271	796	92,690	13,535	107,022	
2053.54	144,695	18,077	162,772	-55,478	-31,570	-38,218	-704	-125,969	-38,137	-1,334	-271	-1,605	107,022	14,717	120,134	

Key Assumptions:

- 2.7% increase in rents (dwellings) in 25/26
- 5% increase in garage rents in 25/26
- 1.27% void properties
- 82 Right to Buy sales in 25/26 and 10 thereafter
- £166.016m Core Capital Programme between 2024/25 and 2028/29
- £54.041m Council House Building Programme in years 2024/25 to 2027/28 inclusive
- Includes £1.072m new revenue pressures in 25/26 following outcomes from Stock Condition Surveys and Housing Regulator works