

**HRA – Business Plan 2024/25 to 2028/29**

	Forecast					
	Outturn	1	2	3	4	5
	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	£	£	£	£	£	£
Supervision and Management	2,524,233	2,347,410	2,450,701	2,541,837	2,611,050	2,682,302
Repairs and Maint	1,114,217	1,251,348	1,306,705	1,351,609	1,384,414	1,418,050
Council Tax	10,000	10,000	10,500	10,920	11,248	11,585
Debt Management	10,000	10,000	10,200	10,404	10,612	10,824
Depreciation (MRA cont.)	1,580,000	1,580,000	1,659,000	1,725,000	1,777,000	1,830,000
Provision for Bad Debts	75,000	35,000	35,700	36,414	37,142	37,885
	<b>5,313,450</b>	<b>5,233,759</b>	<b>5,472,806</b>	<b>5,676,184</b>	<b>5,831,466</b>	<b>5,990,646</b>
<b>INCOME</b>						
Rents - Dwelling	(5,351,922)	(5,736,765)	(6,055,126)	(6,330,948)	(6,556,201)	(6,789,312)
Rents - Non Dwellings	(79,951)	(79,600)	(84,280)	(88,414)	(91,887)	(95,498)
Charges for Services and Facilities	(249,953)	(254,221)	(267,647)	(279,230)	(288,635)	(298,375)
<b>Gross Income</b>	<b>(5,681,826)</b>	<b>(6,070,585)</b>	<b>(6,407,053)</b>	<b>(6,698,592)</b>	<b>(6,936,723)</b>	<b>(7,183,185)</b>
Interest payable	751,320	785,760	811,464	822,079	831,788	840,793
Interest Receivable	(36,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Revenue Contribution to Capital Transfers to/(from) Reserves						
<b>Total Capital Charges and Appropriations</b>	<b>715,320</b>	<b>735,760</b>	<b>761,464</b>	<b>772,079</b>	<b>781,788</b>	<b>790,793</b>
<b>(Surplus)/Deficit for the Year</b>	<b>346,944</b>	<b>(101,067)</b>	<b>(172,784)</b>	<b>(250,329)</b>	<b>(323,469)</b>	<b>(401,746)</b>
Opening Balance on HRA Reserve	(1,418,379)	(1,071,435)	(1,172,501)	(1,345,285)	(1,595,614)	(1,919,083)
<b>NET (SURPLUS)/DEFICIT Above</b>	<b>346,944</b>	<b>(101,067)</b>	<b>(172,784)</b>	<b>(250,329)</b>	<b>(323,469)</b>	<b>(401,746)</b>
Closing Balance on HRA Reserve	(1,071,435)	(1,172,501)	(1,345,285)	(1,595,614)	(1,919,083)	(2,320,829)

Assumptions	
Rate of Inflation (CPI) (year 2)	5.0%
Rate of Inflation (CPI) (year 3)	4.0%
Rate of Inflation (CPI) (year 4 onwards)	3.0%
Wage Inflation (year 2)	4.0%
Wage Inflation (year 3)	3.0%
Wage Inflation (year 4 onwards)	2.0%
Interest Rate for Borrowing	5.0%
Rent Increase (year 2)	6.0%
Rent Increase (year 3)	5.0%
Rent Increase (Year 4 onwards)	4.0%
Void Allowance	2.0%
Council House Sales (Annual)	7
New Properties introduced (Annual)	2
%age of Rent held in HRA Main Reserve	10.0%
Efficiency Saving on Repairs and Maintenance	0.5%