

30-Year Housing Revenue Account Business Plan (Years 1-10)

	Current Year 2025/26 (£'000)	Year 1 2026/27 (£'000)	Year 2 2027/28 (£'000)	Year 3 2028/29 (£'000)	Year 4 2029/30 (£'000)	Year 5 2030/31 (£'000)	Year 6 2031/32 (£'000)	Year 7 2032/33 (£'000)	Year 8 2033/34 (£'000)	Year 9 2034/35 (£'000)	Year 10 2035/36 (£'000)
FORECAST PER BUDGET ESTIMATES:											
Income											
Rents (Council Dwellings & Hostels)	(41,406)	(43,819)	(46,562)	(49,958)	(52,388)	(54,894)	(56,913)	(58,798)	(60,562)	(62,379)	(64,250)
Non-dwelling rents	(413)	(429)	(438)	(447)	(456)	(465)	(474)	(484)	(493)	(503)	(513)
Charges for services and facilities	(1,316)	(1,366)	(1,396)	(1,424)	(1,452)	(1,482)	(1,511)	(1,541)	(1,572)	(1,604)	(1,636)
Other income	(65)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)
Investment Income	(800)	(471)	(443)	(337)	(347)	(384)	(435)	(514)	(514)	(518)	(545)
Total income	(44,000)	(46,145)	(48,899)	(52,226)	(54,704)	(57,284)	(59,393)	(61,397)	(63,202)	(65,064)	(67,005)
Expenditure											
Repairs and Maintenance	18,872	19,455	19,824	20,168	18,583	18,955	19,334	19,721	20,563	20,974	21,394
Supervision, Management and Admin	8,675	10,189	10,398	10,419	10,767	10,920	11,138	11,361	11,917	12,155	12,399
Interest Payments	3,845	4,460	5,400	5,334	5,441	5,523	5,515	5,374	5,260	5,147	5,034
Debt Repayment (EIP loan)	1,200	1,231	1,263	1,296	1,329	1,364	1,399	5,702	5,702	5,702	5,702
Depreciation charge to Major Repairs	9,393	9,750	9,964	10,164	10,367	10,574	10,786	11,002	11,222	11,446	11,675
Capital Expenditure funded from revenue	8,903	1,950	2,616	4,451	6,748	7,903	8,061	8,222	8,387	8,554	8,726
Total expenditure	50,888	47,035	49,466	51,831	53,235	55,239	56,233	61,381	63,050	63,979	64,929
Net (Surplus) / Deficit	6,888	890	567	(396)	(1,468)	(2,046)	(3,160)	(16)	(152)	(1,085)	(2,076)
Opening working balance	(21,838)	(14,950)	(14,059)	(13,492)	(13,888)	(15,356)	(17,402)	(20,562)	(20,578)	(20,729)	(21,815)
Use of working balance	6,888	890	567	(396)	(1,468)	(2,046)	(3,160)	(16)	(152)	(1,085)	(2,076)
Closing working balance	(14,950)	(14,059)	(13,492)	(13,888)	(15,356)	(17,402)	(20,562)	(20,578)	(20,729)	(21,815)	(23,890)

30-Year Housing Revenue Account Business Plan (Years 11-20)

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46
FORECAST PER BUDGET ESTIMATES:	(£'000)	(£'000)	(£'000)	(£'000)	(£'000)	(£'000)	(£'000)	(£'000)	(£'000)	(£'000)
Income										
Rents (Council Dwellings & Hostels)	(65,535)	(66,846)	(68,183)	(69,547)	(70,937)	(72,356)	(73,803)	(75,279)	(76,785)	(78,320)
Non-dwelling rents	(524)	(534)	(545)	(556)	(567)	(578)	(590)	(601)	(613)	(626)
Charges for services and facilities	(1,668)	(1,702)	(1,736)	(1,771)	(1,806)	(1,842)	(1,879)	(1,916)	(1,955)	(1,994)
Other income	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)
Investment Income	(597)	(659)	(732)	(816)	(911)	(1,156)	(1,414)	(1,684)	(1,967)	(2,263)
Total income	(68,385)	(69,801)	(71,256)	(72,748)	(74,281)	(75,993)	(77,746)	(79,541)	(81,380)	(83,263)
Expenditure										
Repairs and Maintenance	21,822	22,258	22,703	23,157	23,621	24,093	24,575	25,066	25,568	26,079
Supervision, Management and Admin	12,647	12,899	13,157	13,421	13,689	13,963	14,242	14,527	14,817	15,114
Interest Payments	4,922	4,811	4,700	4,590	4,623	4,656	4,690	4,725	4,761	4,798
Debt Repayment (EIP loan)	5,702	5,702	5,702	5,702	0	0	0	0	0	0
Depreciation charge to Major Repairs	11,908	12,147	12,390	12,637	12,890	13,148	13,411	13,679	13,953	14,232
Capital Expenditure funded from revenue	8,900	9,078	9,260	9,445	9,634	9,826	10,023	10,223	10,428	10,636
Total expenditure	65,901	66,895	67,911	68,951	64,456	65,686	66,941	68,221	69,527	70,858
Net (Surplus) / Deficit	(2,484)	(2,907)	(3,344)	(3,797)	(9,825)	(10,306)	(10,805)	(11,320)	(11,854)	(12,405)
Opening working balance	(23,890)	(26,374)	(29,281)	(32,625)	(36,422)	(46,247)	(56,554)	(67,358)	(78,679)	(90,532)
Use of working balance	(2,484)	(2,907)	(3,344)	(3,797)	(9,825)	(10,306)	(10,805)	(11,320)	(11,854)	(12,405)
Closing working balance	(26,374)	(29,281)	(32,625)	(36,422)	(46,247)	(56,554)	(67,358)	(78,679)	(90,532)	(102,937)

30-Year Housing Revenue Account Business Plan (Years 21-30)

	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53	2053/54	2054/55	2055/56
FORECAST PER BUDGET ESTIMATES:	(£'000)	(£'000)	(£'000)	(£'000)	(£'000)	(£'000)	(£'000)	(£'000)	(£'000)	(£'000)
Income										
Rents (Council Dwellings & Hostels)	(79,887)	(81,485)	(83,114)	(84,777)	(86,472)	(88,202)	(89,966)	(91,765)	(93,600)	(95,472)
Non-dwelling rents	(638)	(651)	(664)	(677)	(691)	(705)	(719)	(733)	(748)	(763)
Charges for services and facilities	(2,034)	(2,074)	(2,116)	(2,158)	(2,201)	(2,245)	(2,290)	(2,336)	(2,383)	(2,431)
Other income	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)
Investment Income	(2,573)	(2,898)	(3,237)	(3,591)	(3,962)	(4,348)	(4,751)	(5,172)	(5,611)	(6,068)
Total income	(85,192)	(87,168)	(89,191)	(91,264)	(93,386)	(95,560)	(97,786)	(100,067)	(102,402)	(104,794)
Expenditure										
Repairs and Maintenance	26,601	27,133	27,675	28,229	28,793	29,369	29,957	30,556	31,167	31,790
Supervision, Management and Admin	15,416	15,724	16,039	16,360	16,687	17,021	17,361	17,708	18,062	18,424
Interest Payments	4,835	4,873	4,911	4,951	4,991	5,032	5,074	5,116	5,160	5,204
Debt Repayment (EIP loan)	0	0	0	0	0	0	0	0	0	0
Depreciation charge to Major Repairs	14,516	14,807	15,103	15,405	15,713	16,027	16,348	16,675	17,008	17,348
Capital Expenditure funded from revenue	10,849	11,066	11,287	11,513	11,743	11,978	12,218	12,462	12,711	12,966
Total expenditure	72,217	73,602	75,015	76,457	77,927	79,427	80,957	82,517	84,108	85,732
Net (Surplus) / Deficit	(12,976)	(13,566)	(14,176)	(14,807)	(15,459)	(16,133)	(16,830)	(17,550)	(18,294)	(19,062)
Opening working balance	(102,937)	(115,913)	(129,479)	(143,655)	(158,462)	(173,921)	(190,054)	(206,884)	(224,433)	(242,727)
Use of working balance	(12,976)	(13,566)	(14,176)	(14,807)	(15,459)	(16,133)	(16,830)	(17,550)	(18,294)	(19,062)
Closing working balance	(115,913)	(129,479)	(143,655)	(158,462)	(173,921)	(190,054)	(206,884)	(224,433)	(242,727)	(261,789)

