

ANNEXE B

WAVERLEY HOUSING REVENUE ACCOUNT - 30 - YEAR BUSINESS PLAN

	2011-12										
£'000	Budget	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
INCOME											
1 Dwelling Rent income	25,125	26,524	27,996	28,581	29,741	30,905	32,115	33,372	35,349	36,036	37,439
2 Garage rents	286	303	313	324	336	348	360	372	385	399	413
3 Service Charges	316	298	308	319	330	342	354	366	379	392	406
4 Costs recovered	325	287	297	307	318	329	341	353	365	378	391
5 Other Income	171	202	202	202	202	202	202	202	202	202	202
COSTS											
6 Management	-4,466	-4,602	-4,806	-4,919	-5,087	-5,260	-5,440	-5,626	-5,818	-6,017	-6,221
7 Maintenance	-3,691	-3,753	-3,913	-4,154	-4,094	-3,435	-3,548	-3,801	-3,896	-4,007	-3,807
8 Transfer to major repairs reserve	-3,727	-5,441	-5,625	-5,771	-5,964	-6,162	-6,368	-6,580	-6,798	-7,024	-7,258
9 Other Costs	-683	-643	-716	-741	-766	-793	-821	-850	-880	-910	-942
10 Excess of income over running costs	13,654	13,175	14,057	14,150	15,016	16,476	17,195	17,810	19,289	19,449	20,624
11 Negative Subsidy/RRSL *	12,828	629	419	209							
12 Contribution to Capital	776	770	770	770	770	770	770	770	770	770	-
13 Interest	50	7,710	7,710	7,710	7,710	7,710	7,710	7,596	7,472	7,327	7,178
14 Transfer to Stock Improvement		1,967	2,510	2,659	3,194	3,922	2,853	3,094	3,627	3,728	4,425
15 Transfer to New Build		1,967	2,510	2,659	3,194	3,922	2,853	3,094	3,627	3,728	4,425
16 Principal repayment							2,853	3,094	3,627	3,728	4,425
17 Debt management		132	138	143	148	153	157	161	165	168	170
	13,654	13,175	14,057	14,150	15,016	16,476	17,195	17,810	19,289	19,449	20,624
18 Loan brought forward	3,238	192,741	192,741	192,741	192,741	192,741	192,741	189,888	186,794	183,167	179,438
19 Loan carried forward	192,741	192,741	192,741	192,741	192,741	192,741	189,888	186,794	183,167	179,438	175,013

* Rent rebate subsidy limitation

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£'000	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
INCOME											
1 Dwelling Rent income	38,896	40,410	42,793	43,618	45,315	47,079	48,911	50,815	53,793	54,847	56,982
2 Garage rents	427	442	458	474	490	507	525	544	563	582	603
3 Service Charges	420	435	450	466	482	499	517	535	554	573	593
4 Costs recovered	405	419	434	449	465	481	498	515	533	552	571
5 Other Income	202	202	202	202	202	202	202	202	202	202	202
COSTS											
6 Management	-6,432	-6,650	-6,876	-7,109	-7,350	-7,600	-7,857	-8,124	-8,400	-8,684	-8,979
7 Maintenance	-3,930	-4,069	-4,373	-4,390	-4,642	-4,679	-4,784	-5,156	-5,008	-5,075	-5,327
8 Transfer to major repairs reserve	-7,499	-7,747	-8,004	-8,270	-8,543	-8,826	-9,118	-9,419	-9,730	-10,052	-10,383
9 Other Costs	-975	-1,009	-1,045	-1,081	-1,119	-1,158	-1,199	-1,241	-1,284	-1,329	-1,376
10 Excess of income over running costs	21,515	22,433	24,039	24,358	25,299	26,505	27,695	28,670	31,222	31,616	32,886
11 Negative Subsidy/RRSL *											
12 Contribution to Capital	-	-									
13 Interest	7,001	6,714	6,403	6,053	5,691	5,302	4,881	4,428	3,946	3,403	2,841
14 Transfer to Stock Improvement	3,586	3,887	4,366	4,534	4,861	5,261	5,666	6,025	6,787	7,026	7,488
15 Transfer to New Build	3,586	3,887	4,366	4,534	4,861	5,261	5,666	6,025	6,787	7,026	7,488
16 Principal repayment	7,172	7,774	8,733	9,068	9,722	10,522	11,331	12,051	13,574	14,051	14,980
17 Debt management	172	172	172	170	166	160	152	142	128	111	90
	21,515	22,433	24,039	24,358	25,299	26,505	27,695	28,670	31,222	31,616	32,886
18 Loan brought forward	175,013	167,841	160,068	151,335	142,267	132,546	122,024	110,693	98,643	85,069	71,018
19 Loan carried forward	167,841	160,068	151,335	142,267	132,546	122,024	110,693	98,643	85,069	71,018	56,038

* Rent rebate subsidy limitation

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£'000	2033	2034	2035	2036	2037	2038	2039	2040	2041
INCOME									
1 Dwelling Rent income	59,199	61,503	63,896	66,383	68,966	71,649	74,437	77,333	81,842
2 Garage rents	624	646	668	692	716	741	767	794	821
3 Service Charges	614	635	657	680	704	729	754	781	808
4 Costs recovered	591	612	633	655	678	702	727	752	778
5 Other Income	202	202	202	202	172	172	172	172	172
COSTS									
6 Management	-9,284	-9,599	-9,924	-10,261	-10,609	-10,968	-11,340	-11,725	-12,123
7 Maintenance	-5,495	-5,958	-5,870	-6,085	-6,303	-6,680	-6,934	-7,164	-7,561
8 Transfer to major repairs reserve	-10,725	-11,078	-11,443	-11,819	-12,207	-12,608	-13,022	-13,448	-13,889
9 Other Costs	-1,424	-1,474	-1,525	-1,578	-1,634	-1,691	-1,750	-1,811	-1,875
10 Excess of income over running costs	34,303	35,490	37,294	38,869	40,483	42,045	43,810	45,683	48,975
11 Negative Subsidy/RRSL *									
12 Contribution to Capital									
13 Interest	2,242	1,602	926	200	174	174	174	174	0
14 Transfer to Stock Improvement	7,995	8,450	9,070	18,403	20,107	20,887	21,767	21,083	24,433
15 Transfer to New Build	7,995	8,450	9,070	18,403	20,107	20,887	21,767	21,083	24,433
16 Principal repayment	15,989	16,901	18,140	1,770	0			3,238	
17 Debt management	83	86	89	92	95	99	102	106	109
	34,303	35,490	37,294	38,869	40,483	42,045	43,810	45,683	48,975
18 Loan brought forward	56,038	40,049	23,148	5,008	3,238	3,238	3,238	3,238	0
19 Loan carried forward	40,049	23,148	5,008	3,238	3,238	3,238	3,238	0	0

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