

WAVERLEY HOUSING REVENUE ACCOUNT - NEXT 5 YEARS BUSINESS PLAN

£'000	LATEST					
	2014-15	2015-16	2016-17	2017	2018	2019
		(1)	(2)	(3)	(4)	(5)
INCOME						
1 Gross Dwelling Rent income (net of subsidy penalty)	28,571	29,413	30,471	31,767	33,113	35,031
Less Voids @2.125%	-587	-629	-686	-635	-662	-701
Net rents to Revenue Account	27,984	28,784	29,785	31,131	32,451	34,331
2 Gross Garage rents	380	366	375	385	394	404
Less Voids @ 20%	-94	-73	-75	-77	-79	-81
Net rents to Revenue Account	286	293	300	308	315	323
3 Service Charges	253	261	268	274	281	288
4 Costs recovered	278	269	276	283	290	297
5 Other Income	364	348	357	366	375	384
COSTS						
6 Housing Management	-5,105	-5,306	-5,391	-5,479	-5,599	-5,697
7 Maintenance	-3,977	-4,348	-4,418	-4,488	-4,560	-4,633
8 Contribution to HRA Revenue Reserve	-6,577	-6,770	-6,932	-7,138	-7,350	-7,568
9 Other Costs	-597	-570	-570	-624	-636	-649
10 Excess of income over running costs	12,909	12,961	13,674	14,633	15,567	17,076
11 Interest	5,827	5,827	5,827	5,796	5,742	5,672
12 Transfer to Stock Improvement	3,534	0	0	2,691	3,046	3,555
13 Transfer to New Build	3,534	7,068	7,790	2,691	3,046	3,555
14 Principal repayment				3,487	3,708	4,223
15 Debt management	50	30	30	50	50	50
16 Rent Equalisation Reserve/Working Balance	-36	36	27	-82	-24	21
	12,909	12,961	13,674	14,633	15,567	17,076
17 Loan brought forward	192,035	192,035	192,035	192,035	188,548	184,840
18 Loan carried forward	192,035	192,035	192,035	188,548	184,840	180,617
19 HRA Working Balance brought forward	2,000	1,964	2,000	2,000	2,000	2,000
20 HRA Working Balance carried forward	1,964	2,000	2,000	2,000	2,000	2,000