HRA Business Plan 2023/24 to 2052/53	YR1 2023/24	YR2 2024/25	YR3 2025/26	YR4 2026/27	YR5 2027/28	YR10 2032/33	YR15 2037/38	YR20 2042/43	YR25 2047/48	YR30 2052/53
HRA WORKING BALANCE										
INCOME										
Net Dwelling Rent	-31,255,961	-32,506,199	-33,481,385	-34,485,826	-35,520,401	-41,177,880	-47,736,449	-55,339,628	-64,153,796	-74,371,832
Net Garage Rent	0	0	0	0	0	0	0	0	0	0
Service Charges	-389,844	-405,438	-417,601	-430,129	-443,033	-513,596	-595,399	-690,231	-800,166	-927,612
Cost Recovered	-355,937	-370,174	-381,280	-392,718	-404,500	-468,926	-543,614	-630,197	-730,571	-846,932
Other Income	-280,889	-292,125	-300,889	-309,915	-319,213	-370,055	-428,995	-497,323	-576,534	-668,361
Interest Receipts	-530,940	-366,550	-202,160	-202,160	-202,160	-202,160	-202,160	-202,160	-202,160	-202,160
Total Income	**-32,813,571**	**-33,940,486**	**-34,783,314**	**-35,820,749**	**-36,889,306**	**-42,732,618**	**-49,506,617**	**-57,359,539**	**-66,463,227**	**-77,016,898**
EXPENDITURE										
Cost of Operation	1,495,907	1,520,286	1,532,963	1,545,894	1,559,083	1,629,093	1,706,390	1,791,732	1,885,956	1,989,988
Operational Staffing	3,849,238	3,649,238	3,649,238	3,649,238	3,722,222	4,109,634	4,537,368	5,009,621	5,531,027	6,106,701
Support Service Charges	599,300	599,300	599,300	599,300	611,286	674,909	745,154	822,710	908,339	1,002,879
Back Funding Pension Cost	658,285	658,285	658,285	684,800	684,800	684,800	684,800	684,800	684,800	684,800
Responsive Maintenance	7,108,786	7,393,138	7,541,001	7,691,821	7,845,657	8,662,239	9,563,812	10,559,221	11,658,234	12,871,632
Corporate and Democratic Costs	682,595	709,898	724,096	738,578	753,350	831,759	918,329	1,013,910	1,119,438	1,235,950
Mortgage Interest	5,116,002	4,872,531	4,702,895	4,505,307	4,213,121	2,173,731	0	0		
Revenue contribution to Mortgage Principal Repayment	8,561,000	9,485,000	4,700,000	5,540,000	9,540,000	15,180,000	0	0		
Hardship Fund	30,000	30,000	30,000							
Total Expenditure	**28,101,113**	**28,917,676**	**24,137,778**	**24,954,937**	**28,929,519**	**33,946,166**	**18,155,854**	**19,881,995**	**21,787,794**	**23,891,950**
Net INCOME -/ Net EXPENDITURE +	**-4,712,458**	**-5,022,810**	**-10,645,536**	**-10,865,811**	**-7,959,787**	**-8,786,452**	**-31,350,763**	**-37,477,544**	**-44,675,434**	**-53,124,948**
CONTRIBUTIONS TO (+)/FROM (-) RESERVES										
Core Capital programme Contribution	8,086,513	10,104,579	10,653,638	10,866,710	7,962,066	8,790,764	9,705,714	10,715,893	11,831,211	13,062,613
Release part of Uninsured losses reserve	-561,700									
MOVEMENT IN YEAR ADDED (-)/REDUCED (+)	2,812,355	5,081,769	8,102	899	2,279	4,312	-21,645,049	-26,761,652	-32,844,223	-40,062,335
Opening Balance	-9,912,976	-7,100,621	-2,018,852	-2,010,751	-2,009,852	-2,007,775	-18,193,307	-133,058,090	-278,613,137	-456,778,885
CLOSING BALANCE (MIN £2m)	**-7,100,621**	**-2,018,852**	**-2,010,751**	**-2,009,852**	**-2,007,573**	**-2,003,462**	**-39,838,356**	**-159,819,741**	**-311,457,359**	**-496,841,220**

MAJOR REPAIRS RESERVE										
Opening Balance	-1,729,328	0	0	0	0	0	0	0	0	0
MOVEMENT IN YEAR ADDED (-)/REDUCED (+)	-8,086,513	-10,104,579	-10,653,638	-10,866,710	-7,962,066	-8,790,764	-9,705,714	-10,715,893	-11,831,211	-13,062,613
Core Capital programme	9,815,841	10,104,579	10,653,638	10,866,710	7,962,066	8,790,764	9,705,714	10,715,893	11,831,211	13,062,613
CLOSING BALANCE	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Principal Repayment Financing										
Mortgage Principal Repayment	8,561,000	9,485,000	9,780,000	10,399,000	11,166,000	15,455,000	0	0	0	0
Revenue Contribution	8,561,000	9,485,000	4,700,000	5,540,000	9,540,000	15,180,000	0	0	0	0
Internal/external refinancing	0	0	5,080,000	4,859,000	1,626,000	275,000	0	0	0	0

Sensitivity Analysis 23/24	Assumption in business plan	change (- reduced)	2023/24	2024/25	2025/26	2026/27	2027/28	2032/33	2037/38	2042/43	2047/48	2052/53
Rent increase lower/higher by	4%		0	0	0	0	0	0	0	0	0	0
Inflation rate lower/higher by	11%		0	0	0	-0	-0	0	0	-0	0	0
RTB Sales	20		-	-	-	-	-	-	-	-	-	-
Total impact per year			0	0	0	-0	-0	0	0	-0	0	0
Total impact across business plan	-	0.00										