



Medway Council

HRA Business Plan Financial Projections

January 2017 Review

1. Introduction

- 1.1 CIH consultancy have been commissioned to update the Council's HRA Business Plan and report on the latest projections arising.
- 1.2 This review of this model incorporates the latest forecasts for 2016/17 and the proposed budgets for 2017/18.

2. Future Assumptions

- 2.1 The model uses the latest forecasts for forecasting expenditure and income forward whilst adding general RPI inflation increases (gradually rising to 2.5% in year 5 and remaining at that level for the remainder of the plan). There are exceptions to these and are detailed further in this report.

Rental Income

- 2.2 As part of the business planning process we have forecast rents based on the 1% decrease from the Welfare Reform and Work Act 2016 for each year until 2019/20 with rents reverting to CPI + 1% for 2020/21 and the following years.

CPI inflation is assumed to be consistently 1% below RPI.

High Value Assets Determination

- 2.3 The plan evaluates two scenarios in regards to the levy on High Value Assets:
 - i) Assuming no high value asset levy.
 - ii) Assuming a high value asset levy of £1.5m per year from 2018/19. No sales of assets to fund this levy are assumed.

Pay to Stay

- 2.4 Although the facility to increase rents for higher income earners was catered for in the Housing and Planning Act 2016, the government announced in the 2016 Autumn Statement that this will be voluntary. Therefore, no assumptions about Pay to Stay have been included in the business plan.

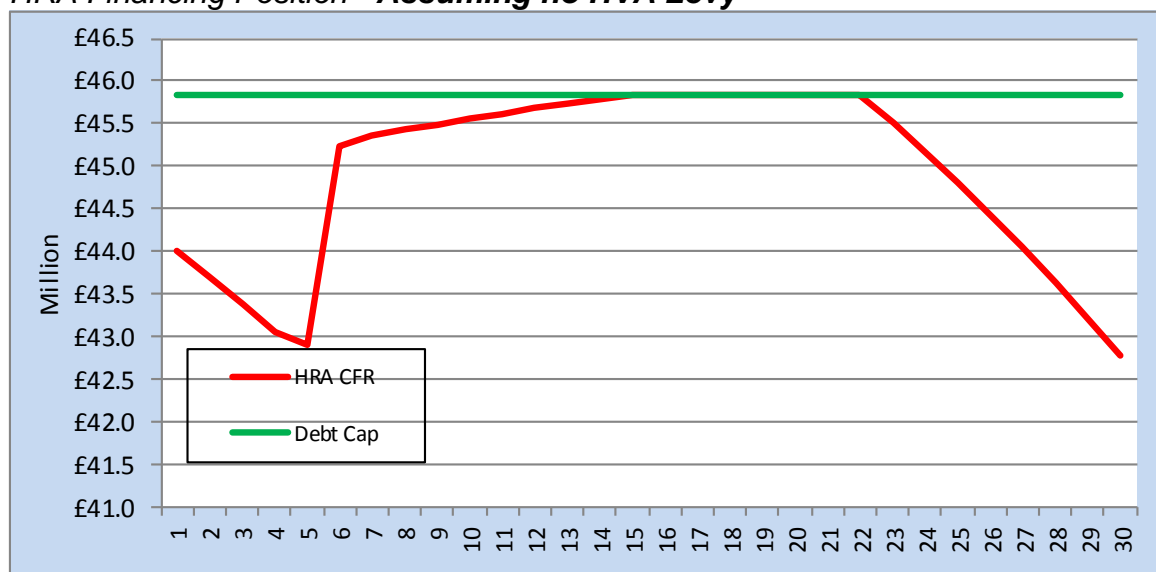
Bad debt

- 2.5 A bad debt provision of £75,000 has been assumed (currently forecast at £33,000 for 2016/17) up until 2020/21. After 2020/21 adjustments for inflation and stock changes are included.

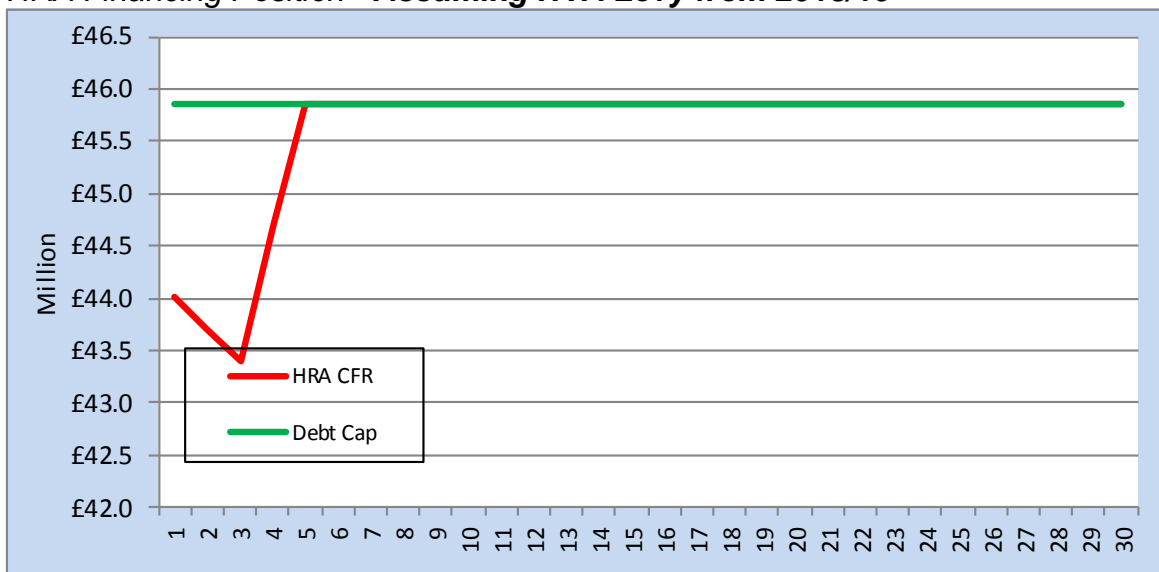
Treasury Management

- 2.6 The Council is maintaining a 'one-pool' approach which means that loans are not split between the HRA and General Fund and therefore there is an average rate of interest charged and no prescript loan repayment strategy for the HRA.
- 2.7 The interest charged to the HRA is based on the mid-year HRA CFR balance at an interest rate of 4.22% which is not forecast to change through the duration of the plan.
- 2.8 The Council does however make provision for debt repayment through a voluntary payment (Minimum Revenue Provision) calculated on an annuity basis, which in effect reduces debt and increases borrowing headroom.
- 2.9 The 2 graphs below show the financing position of the HRA, under each scenario:

HRA Financing Position - Assuming no HVA Levy



HRA Financing Position - Assuming HVA Levy from 2018/19



2.10 The accounting debt of the HRA (HRA CFR), starts at £40.566m under both scenarios.

2.11 The two graphs are then similar in that they both constrained by the debt cap early in the programme. The graph without the levy meets the debt cap in year 16. The second graph hits the cap after only 5 years

3. Capital Projections

3.1 The forecast expenditure based on the latest stock condition survey has been used in the model. This equates to £37,181 per unit over the 30 year period (excluding disabled adaptation, fees and inflation for comparison).

New Build

3.2 In addition to the investment in existing stock referred to above, the plan also includes the phase 2 new build schemes:

- i) Beatty Avenue Bungalows
- ii) Garage sites

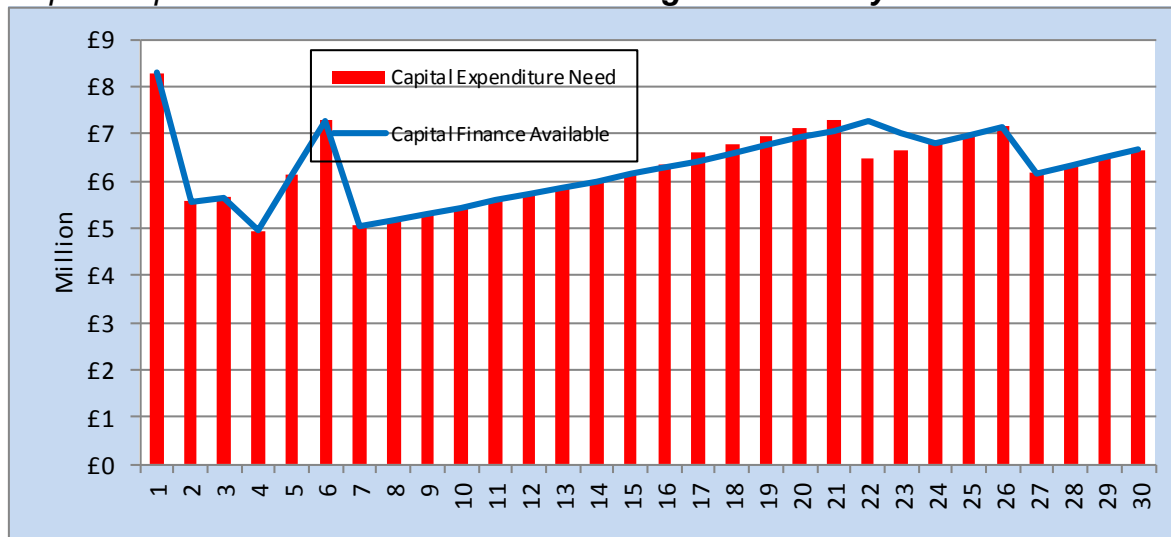
Both schemes are in their final year and will contribute 56 new units to the HRA.

Right to Buy Receipts

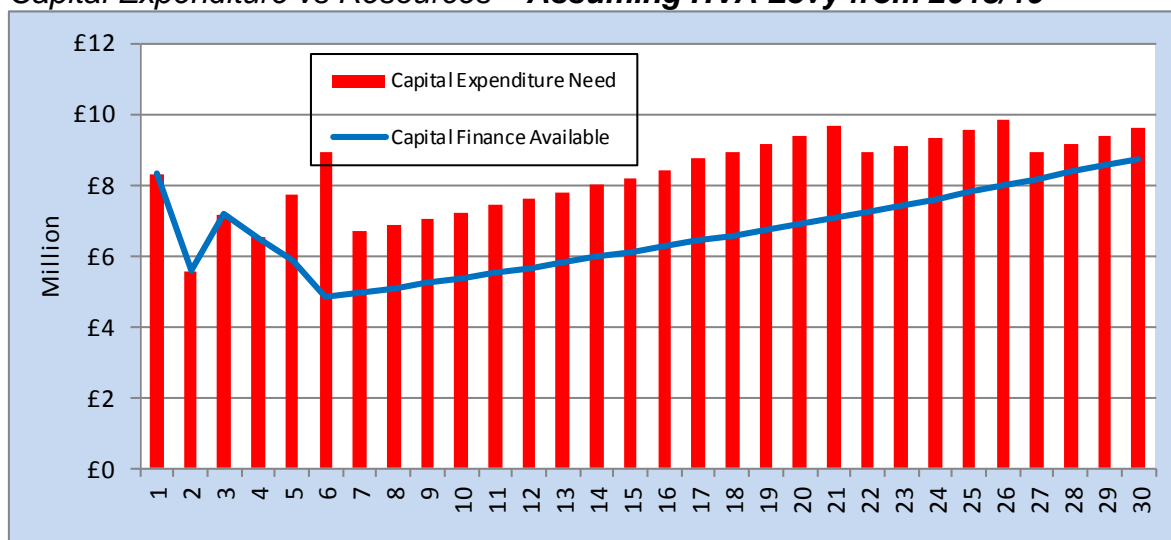
3.3 Medway has seen sales in 2016.17 exceed those in previous 4 (and those assumed within the self-financing settlement). The plan assumes for 2017/18 and 2018/19 sales are at 15 per year and then reduce gradually to 10 for year 8 and onwards.

- 3.4 The result of the increased volume of sales affects the Plan not only with loss of income but also has enabled the Council to retain the balance of the receipts (after some initial deductions).
- 3.5 At the start of 2016/17, the Council had spent more on new build than was required by the RTB “1-4-1” agreement. The Council plans to finance this expenditure retrospectively with RTB “1-4-1” receipts once they are received. After all eligible deductions and assumed usage of the receipts, the Council is estimated to have £0.62m of net receipts available as at the end of March 2017. Regulations state that this can be used for up to 30% of new build within 36 months of the receipt arising. These receipts can be required to be paid to DCLG with compounded interest if they are not utilised within 36 months of receipt.
- 3.6 The graph below demonstrates the capital expenditure (in the thick red vertical bars) for each year including inflation. The available resources are shown (using the thin blue horizontal line).

Capital Expenditure vs Resources – Assuming no HVA Levy



Capital Expenditure vs Resources – Assuming HVA Levy from 2018/19

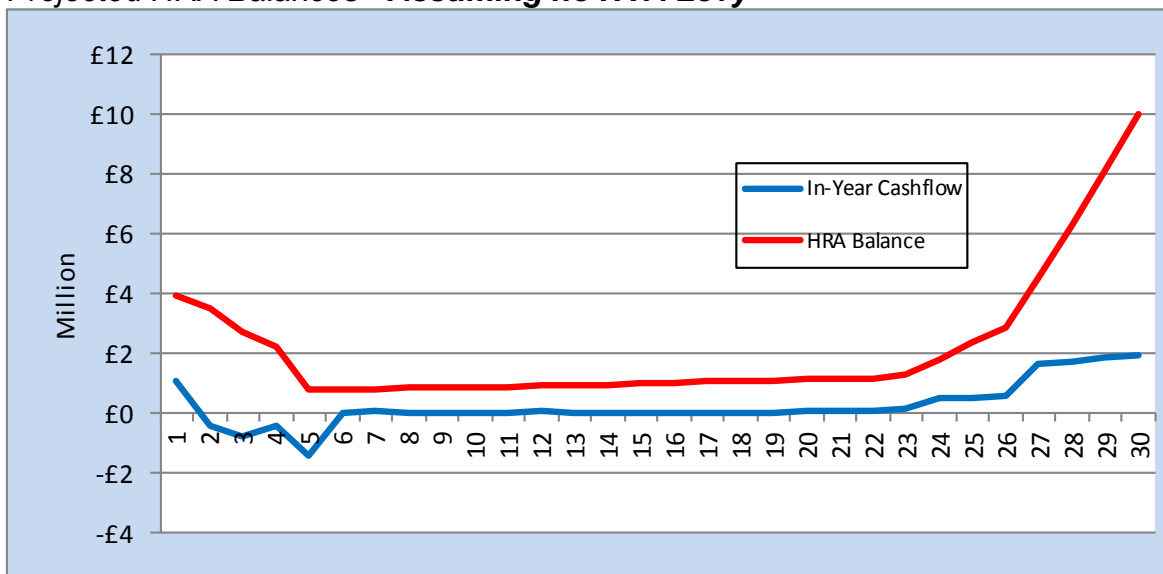


3.7 Both graphs show capital expenditure needs exceeding the available capital finance for much of the time period. In the first graph, the shortfall is approximately £0.1m to £0.2m per year from years 17 to 22. The graph then shows that eventually the in-year expenditure is affordable and completely funds the backlog. The second graph shows fewer resources available due to the HVA levy. The capital programme becomes unaffordable early in the programme and remains so.

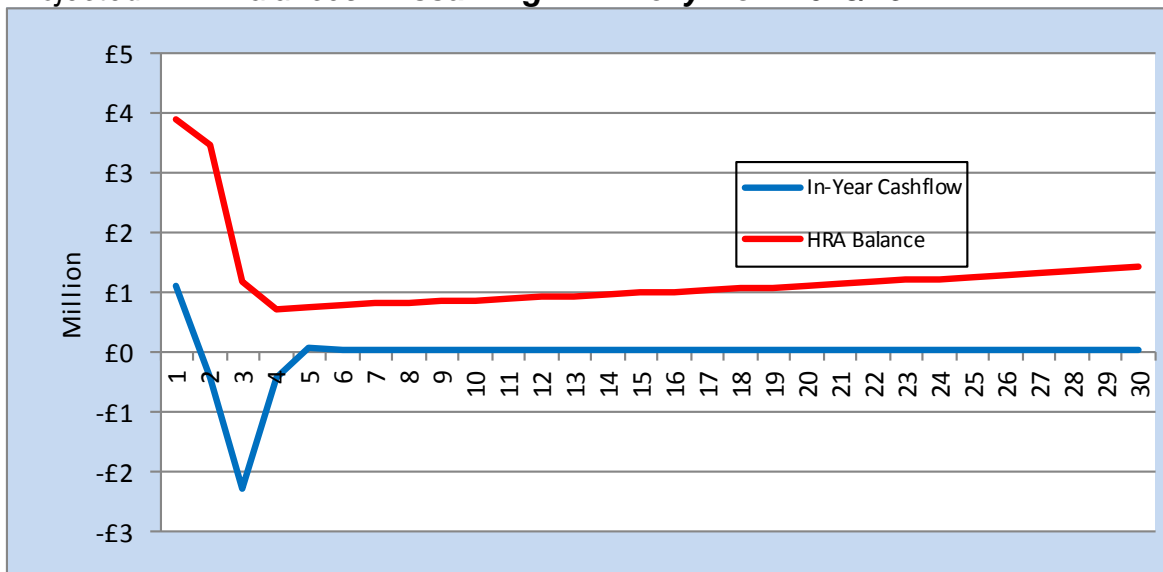
4. HRA Revenue Balance Projections

4.1 The projected balances for the HRA are as follows:

Projected HRA Balances - Assuming no HVA Levy



Projected HRA Balances - Assuming HVA Levy from 2018/19



- 4.2 The HRA is set with a minimum reserve balance of £0.750million within the model. The balance is impacted by the need to meet the demands of the capital programme. Both graphs show negative cashflow in the early years of the plan, while balances are utilised to pay for the capital programme.
- 4.3 Both graphs then show the HRA balance levelling off at close to £1m. Without an HVA levy, the situation starts to improve from year 23, as debt is repaid. With an HVA levy, HRA balances are kept at the minimum level for the life of the plan.

5. Summary

- 5.1 This review shows the plan without the HVA levy has a shortfall in capital financing between years 17 and 22, which should be recoverable over the 30 year period. Options for addressing this funding gap will need to be considered. The plan with the HVA levy shows a more severely unaffordable programme. Additional options will need to be available in the event a HVA determination is levied on the Council.
- 5.2 A summary of the HRA and capital 30 year projections for the HRA without the HVA levy are shown in Appendix 1.
- 5.3 A summary of the HRA and capital 30 year projections for the HRA with the HVA levy are shown in Appendix 2.

Anthony Wilkinson

January 2017

Year	2016.17	2017.18	2018.19	2019.20	2020.21	2021.22	2022.23	2023.24	2024.25	2025.26	2026.27	2027.28	2028.29	2029.30	2030.31
£Million	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
INCOME:															
Rental Income	13.1	13.0	12.8	12.6	12.9	13.2	13.4	13.7	14.0	14.3	14.6	15.0	15.3	15.6	16.0
Void Losses	0.0	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Service Charges	1.3	1.3	1.3	1.2	1.3	1.3	1.3	1.4	1.4	1.4	1.5	1.5	1.6	1.6	1.6
Non-Dwelling Income	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Grants & Other Income	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Income	14.6	14.4	14.2	14.0	14.3	14.6	14.9	15.3	15.6	15.9	16.3	16.7	17.0	17.4	17.8
EXPENDITURE:															
General Management	-3.7	-3.7	-3.8	-3.8	-3.9	-4.0	-4.1	-4.2	-4.3	-4.4	-4.5	-4.7	-4.8	-4.9	-5.0
Special Management	-1.0	-1.1	-1.2	-1.2	-1.2	-1.2	-1.3	-1.3	-1.3	-1.4	-1.4	-1.4	-1.5	-1.5	-1.5
Other Management	0.0	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Rent Rebates	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Bad Debt Provision	0.0	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Responsive & Cyclical Repairs	-2.2	-2.3	-2.3	-2.3	-2.3	-2.4	-2.5	-2.5	-2.6	-2.6	-2.7	-2.7	-2.8	-2.9	-2.9
Total Revenue Expenditure	-7.0	-7.3	-7.3	-7.4	-7.6	-7.8	-8.0	-8.2	-8.4	-8.6	-8.8	-9.0	-9.2	-9.4	-9.6
Interest Paid	-1.8	-1.9	-1.8	-1.8	-1.8	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9
Finance Administration	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Interest Received	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Depreciation	-3.7	-3.7	-3.8	-3.8	-3.9	-4.0	-4.1	-4.2	-4.3	-4.3	-4.4	-4.5	-4.6	-4.7	-4.8
Net Operating Income	2.1	1.5	1.2	0.9	0.9	0.9	0.9	1.0	1.0	1.0	1.1	1.1	1.2	1.2	1.3
APPROPRIATIONS:															
FRS 17/Other HRA Reserve Adj	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Revenue Provision (HRACFR)	-0.8	-0.3	-0.3	-0.3	-0.3	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.2	-0.2	-0.2	-0.2
Revenue Contribution to Capital	-0.2	-1.7	-1.7	-1.0	-2.1	-0.6	-0.5	-0.6	-0.6	-0.6	-0.6	-0.9	-0.9	-1.0	-1.0
Total Appropriations	-1.0	-2.0	-2.0	-1.3	-2.4	-0.9	-0.9	-0.9	-1.0	-1.0	-1.1	-1.1	-1.2	-1.2	-1.3
ANNUAL CASHFLOW	1.1	-0.4	-0.8	-0.5	-1.5	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Opening Balance	2.8	3.9	3.5	2.7	2.2	0.8	0.7	0.8	0.8	0.8	0.9	0.9	0.9	0.9	1.0
Closing Balance	3.9	3.5	2.7	2.2	0.8	0.7	0.8	0.8	0.8	0.9	0.9	0.9	0.9	1.0	1.0

Year	2031.32	2032.33	2033.34	2034.35	2035.36	2036.37	2037.38	2038.39	2039.40	2040.41	2041.42	2042.43	2043.44	2044.45	2045.46
£Million	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
INCOME:															
Rental Income	16.3	16.6	17.0	17.4	17.7	18.1	18.5	18.9	19.3	19.7	20.2	20.6	21.0	21.5	21.9
Void Losses	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Service Charges	1.7	1.7	1.8	1.8	1.8	1.9	1.9	2.0	2.0	2.1	2.1	2.2	2.3	2.3	2.4
Non-Dwelling Income	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.4
Grants & Other Income	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Income	18.2	18.6	19.0	19.4	19.8	20.2	20.7	21.1	21.6	22.1	22.5	23.0	23.5	24.1	24.6
EXPENDITURE:															
General Management	-5.1	-5.3	-5.4	-5.5	-5.7	-5.8	-6.0	-6.1	-6.3	-6.4	-6.6	-6.8	-6.9	-7.1	-7.3
Special Management	-1.6	-1.6	-1.7	-1.7	-1.7	-1.8	-1.8	-1.9	-1.9	-2.0	-2.0	-2.1	-2.1	-2.2	-2.2
Other Management	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Rent Rebates	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Bad Debt Provision	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Responsive & Cyclical Repairs	-3.0	-3.1	-3.1	-3.2	-3.3	-3.3	-3.4	-3.5	-3.6	-3.6	-3.7	-3.8	-3.9	-4.0	-4.0
Total Revenue Expenditure	-9.9	-10.1	-10.4	-10.6	-10.9	-11.1	-11.4	-11.7	-11.9	-12.2	-12.5	-12.8	-13.1	-13.4	-13.8
Interest Paid	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.8	-1.8	-1.8
Finance Administration	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Interest Received	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.1
Depreciation	-4.9	-5.0	-5.1	-5.3	-5.4	-5.5	-5.6	-5.7	-5.8	-6.0	-6.1	-6.2	-6.4	-6.5	-6.6
Net Operating Income	1.3	1.4	1.4	1.5	1.6	1.6	1.7	1.7	1.8	1.9	2.0	2.1	2.1	2.2	2.3
APPROPRIATIONS:															
FRS 17/Other HRA Reserve Adj	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Revenue Provision (HRACFR)	-0.2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4
Revenue Contribution to Capital	-1.1	-1.1	-1.2	-1.2	-1.2	-1.3	-1.3	-1.3	-1.0	-1.0	-1.1	0.0	0.0	0.0	0.0
Total Appropriations	-1.3	-1.4	-1.4	-1.5	-1.5	-1.6	-1.6	-1.6	-1.3	-1.4	-1.4	-0.4	-0.4	-0.4	-0.4
ANNUAL CASHFLOW	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.5	0.5	0.5	1.7	1.7	1.8	1.9
Opening Balance	1.0	1.0	1.0	1.1	1.1	1.1	1.1	1.2	1.3	1.8	2.3	2.9	4.5	6.3	8.1
Closing Balance	1.0	1.0	1.1	1.1	1.1	1.1	1.2	1.3	1.8	2.3	2.9	4.5	6.3	8.1	10.0

Year	2016.17	2017.18	2018.19	2019.20	2020.21	2021.22	2022.23	2023.24	2024.25	2025.26	2026.27	2027.28	2028.29	2029.30	2030.31
£Million	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
EXPENDITURE:															
Planned Variable Expenditure	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Planned Fixed Expenditure	-6.2	-5.3	-4.9	-4.3	-5.3	-6.3	-4.3	-4.5	-4.6	-4.7	-4.8	-4.9	-5.0	-5.1	-5.3
Disabled Adaptations	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
Other Capital Expenditure	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
New Build Expenditure	-1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Procurement Fees	0.0	0.0	-0.5	-0.4	-0.5	-0.7	-0.4	-0.4	-0.4	-0.4	-0.4	-0.5	-0.5	-0.5	-0.5
Previous Year's B/F Shortfall	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Capital Expenditure	-8.3	-5.6	-5.6	-4.9	-6.1	-7.3	-5.0	-5.2	-5.3	-5.4	-5.6	-5.7	-5.8	-6.0	-6.1
FUNDING:															
Major Repairs Reserve	3.7	3.7	3.8	3.8	3.9	4.0	4.1	4.2	4.3	4.3	4.4	4.5	4.6	4.7	4.8
Right to Buy Receipts	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
HRA CFR Borrowing	4.3	0.0	0.0	0.0	0.2	2.7	0.5	0.5	0.5	0.5	0.5	0.3	0.3	0.3	0.3
Other Receipts/Grants	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
HRA Reserves	0.1	0.2	0.2	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Revenue Contributions	0.2	1.7	1.7	1.0	2.1	0.6	0.5	0.6	0.6	0.6	0.6	0.9	0.9	1.0	1.0
Total Capital Funding	8.3	5.6	5.6	4.9	6.1	7.3	5.0	5.2	5.3	5.4	5.6	5.7	5.8	6.0	6.1
In-Year Net Cashflow	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cumulative Position	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Year	2031.32	2032.33	2033.34	2034.35	2035.36	2036.37	2037.38	2038.39	2039.40	2040.41	2041.42	2042.43	2043.44	2044.45	2045.46
£Million	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
EXPENDITURE:															
Planned Variable Expenditure	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Planned Fixed Expenditure	-5.4	-5.6	-5.8	-5.9	-6.1	-6.2	-5.5	-5.6	-5.8	-5.9	-6.1	-5.2	-5.3	-5.5	-5.6
Disabled Adaptations	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.5	-0.5	-0.5	-0.5	-0.5
Other Capital Expenditure	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
New Build Expenditure	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Procurement Fees	-0.5	-0.5	-0.5	-0.6	-0.6	-0.6	-0.5	-0.5	-0.5	-0.5	-0.5	-0.4	-0.4	-0.4	-0.5
Previous Year's B/F Shortfall	0.0	-0.1	-0.2	-0.4	-0.7	-0.9	-1.1	-0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Capital Expenditure	-6.3	-6.7	-7.0	-7.4	-7.8	-8.2	-7.6	-7.0	-6.8	-7.0	-7.1	-6.2	-6.3	-6.5	-6.6
FUNDING:															
Major Repairs Reserve	4.9	5.0	5.1	5.3	5.4	5.5	5.6	5.7	5.8	6.0	6.1	6.2	6.3	6.5	6.6
Right to Buy Receipts	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
HRA CFR Borrowing	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other Receipts/Grants	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
HRA Reserves	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Revenue Contributions	1.1	1.1	1.2	1.2	1.2	1.3	1.3	1.3	1.0	1.0	1.1	0.0	0.0	0.0	0.0
Total Capital Funding	6.3	6.4	6.6	6.7	6.9	7.1	7.2	7.0	6.8	7.0	7.1	6.2	6.3	6.5	6.6
In-Year Net Cashflow	-0.1	-0.2	-0.4	-0.6	-0.9	-1.1	-0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cumulative Position	-0.1	-0.2	-0.4	-0.6	-0.9	-1.1	-0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Year	2016.17	2017.18	2018.19	2019.20	2020.21	2021.22	2022.23	2023.24	2024.25	2025.26	2026.27	2027.28	2028.29	2029.30	2030.31
£Million	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
INCOME:															
Rental Income	13.1	13.0	12.8	12.6	12.9	13.2	13.4	13.7	14.0	14.3	14.6	15.0	15.3	15.6	16.0
Void Losses	0.0	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Service Charges	1.3	1.3	1.3	1.2	1.3	1.3	1.3	1.4	1.4	1.4	1.5	1.5	1.6	1.6	1.6
Non-Dwelling Income	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Grants & Other Income	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Income	14.6	14.4	14.2	14.0	14.3	14.6	14.9	15.3	15.6	15.9	16.3	16.7	17.0	17.4	17.8
EXPENDITURE:															
General Management	-3.7	-3.7	-3.8	-3.8	-3.9	-4.0	-4.1	-4.2	-4.3	-4.4	-4.5	-4.7	-4.8	-4.9	-5.0
Special Management	-1.0	-1.1	-1.2	-1.2	-1.2	-1.2	-1.3	-1.3	-1.3	-1.4	-1.4	-1.4	-1.5	-1.5	-1.5
Other Management	0.0	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Rent Rebates	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Bad Debt Provision	0.0	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Responsive & Cyclical Repairs	-2.2	-2.3	-2.3	-2.3	-2.3	-2.4	-2.5	-2.5	-2.6	-2.6	-2.7	-2.7	-2.8	-2.9	-2.9
Total Revenue Expenditure	-7.0	-7.3	-7.3	-7.4	-7.6	-7.8	-8.0	-8.2	-8.4	-8.6	-8.8	-9.0	-9.2	-9.4	-9.6
Interest Paid	-1.8	-1.9	-1.8	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9
Finance Administration	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Interest Received	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Depreciation	-3.7	-3.7	-3.8	-3.8	-3.9	-4.0	-4.1	-4.2	-4.3	-4.3	-4.4	-4.5	-4.6	-4.7	-4.8
Net Operating Income	2.1	1.5	1.2	0.8	0.8	0.8	0.9	0.9	1.0	1.0	1.1	1.1	1.2	1.2	1.3
APPROPRIATIONS:															
FRS 17 /Other HRA Reserve Adj	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Revenue Provision (HRACFR)	-0.8	-0.3	-0.3	-0.3	-0.3	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.2	-0.2	-0.2	-0.2
Revenue Contribution to Capital	-0.2	-1.7	-3.2	-1.0	-0.4	-0.5	-0.5	-0.5	-0.6	-0.6	-0.6	-0.9	-0.9	-1.0	-1.0
Total Appropriations	-1.0	-2.0	-3.5	-1.3	-0.8	-0.8	-0.9	-0.9	-1.0	-1.0	-1.1	-1.1	-1.2	-1.2	-1.3
ANNUAL CASHFLOW	1.1	-0.4	-2.3	-0.4	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Opening Balance	2.8	3.9	3.5	1.2	0.7	0.8	0.8	0.8	0.8	0.8	0.9	0.9	0.9	0.9	1.0
Closing Balance	3.9	3.5	1.2	0.7	0.8	0.8	0.8	0.8	0.8	0.9	0.9	0.9	0.9	1.0	1.0

Year	2031.32	2032.33	2033.34	2034.35	2035.36	2036.37	2037.38	2038.39	2039.40	2040.41	2041.42	2042.43	2043.44	2044.45	2045.46
£Million	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
INCOME:															
Rental Income	16.3	16.6	17.0	17.4	17.7	18.1	18.5	18.9	19.3	19.7	20.2	20.6	21.0	21.5	21.9
Void Losses	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Service Charges	1.7	1.7	1.8	1.8	1.8	1.9	1.9	2.0	2.0	2.1	2.1	2.2	2.3	2.3	2.4
Non-Dwelling Income	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.4
Grants & Other Income	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Income	18.2	18.6	19.0	19.4	19.8	20.2	20.7	21.1	21.6	22.1	22.5	23.0	23.5	24.1	24.6
EXPENDITURE:															
General Management	-5.1	-5.3	-5.4	-5.5	-5.7	-5.8	-6.0	-6.1	-6.3	-6.4	-6.6	-6.8	-6.9	-7.1	-7.3
Special Management	-1.6	-1.6	-1.7	-1.7	-1.7	-1.8	-1.8	-1.9	-1.9	-2.0	-2.0	-2.1	-2.1	-2.2	-2.2
Other Management	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Rent Rebates	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Bad Debt Provision	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Responsive & Cyclical Repairs	-3.0	-3.1	-3.1	-3.2	-3.3	-3.3	-3.4	-3.5	-3.6	-3.6	-3.7	-3.8	-3.9	-4.0	-4.0
Total Revenue Expenditure	-9.9	-10.1	-10.4	-10.6	-10.9	-11.1	-11.4	-11.7	-11.9	-12.2	-12.5	-12.8	-13.1	-13.4	-13.8
Interest Paid	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9	-1.9
Finance Administration	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Interest Received	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Depreciation	-4.9	-5.0	-5.1	-5.3	-5.4	-5.5	-5.6	-5.7	-5.8	-6.0	-6.1	-6.2	-6.4	-6.5	-6.6
Net Operating Income	1.3	1.4	1.4	1.5	1.6	1.6	1.7	1.7	1.8	1.8	1.9	2.0	2.0	2.1	2.1
APPROPRIATIONS:															
FRS 17/Other HRA Reserve Adj	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Revenue Provision (HRACFR)	-0.2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4
Revenue Contribution to Capital	-1.1	-1.1	-1.2	-1.2	-1.2	-1.3	-1.3	-1.4	-1.4	-1.5	-1.5	-1.5	-1.6	-1.6	-1.7
Total Appropriations	-1.3	-1.4	-1.4	-1.5	-1.5	-1.6	-1.6	-1.7	-1.8	-1.8	-1.9	-1.9	-2.0	-2.0	-2.1
ANNUAL CASHFLOW															
Opening Balance	1.0	1.0	1.0	1.1	1.1	1.1	1.1	1.2	1.2	1.2	1.3	1.3	1.3	1.4	1.4
Closing Balance	1.0	1.0	1.1	1.1	1.1	1.1	1.2	1.2	1.2	1.3	1.3	1.3	1.4	1.4	1.4

Year	2016.17	2017.18	2018.19	2019.20	2020.21	2021.22	2022.23	2023.24	2024.25	2025.26	2026.27	2027.28	2028.29	2029.30	2030.31
£Million	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
EXPENDITURE:															
Planned Variable Expenditure	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Planned Fixed Expenditure	-6.2	-5.3	-6.4	-5.8	-6.9	-7.9	-6.0	-6.2	-6.3	-6.5	-6.6	-6.8	-7.0	-7.1	-7.3
Disabled Adaptations	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
Other Capital Expenditure	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
New Build Expenditure	-1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Procurement Fees	0.0	0.0	-0.5	-0.4	-0.5	-0.7	-0.4	-0.4	-0.4	-0.4	-0.4	-0.5	-0.5	-0.5	-0.5
Previous Year's B/F Shortfall	0.0	0.0	0.0	0.0	0.0	-1.9	-6.1	-8.1	-10.2	-12.3	-14.5	-16.8	-19.2	-21.8	-24.4
Total Capital Expenditure	-8.3	-5.6	-7.2	-6.5	-7.7	-10.8	-12.9	-15.0	-17.2	-19.5	-21.9	-24.4	-27.0	-29.7	-32.6
FUNDING:															
Major Repairs Reserve	3.7	3.7	3.8	3.8	3.9	4.0	4.1	4.2	4.3	4.3	4.4	4.5	4.6	4.7	4.8
Right to Buy Receipts	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
HRA CFR Borrowing	4.3	0.0	0.0	1.6	1.5	0.4	0.4	0.4	0.4	0.4	0.4	0.2	0.2	0.2	0.2
Other Receipts/Grants	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
HRA Reserves	0.1	0.2	0.2	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Revenue Contributions	0.2	1.7	3.2	1.0	0.4	0.5	0.5	0.5	0.6	0.6	0.6	0.9	0.9	1.0	1.0
Total Capital Funding	8.3	5.6	7.2	6.5	5.9	4.8	4.9	5.1	5.2	5.4	5.5	5.6	5.8	5.9	6.1
In-Year Net Cashflow	0.0	0.0	0.0	0.0	-1.9	-6.0	-7.9	-9.9	-12.0	-14.1	-16.4	-18.8	-21.2	-23.8	-26.5
Cumulative Position	0.0	0.0	0.0	0.0	-1.9	-6.0	-7.9	-9.9	-12.0	-14.1	-16.4	-18.8	-21.2	-23.8	-26.5

Year	2031.32	2032.33	2033.34	2034.35	2035.36	2036.37	2037.38	2038.39	2039.40	2040.41	2041.42	2042.43	2043.44	2044.45	2045.46
£Million	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
EXPENDITURE:															
Planned Variable Expenditure	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Planned Fixed Expenditure	-7.5	-7.8	-8.0	-8.2	-8.4	-8.6	-7.9	-8.1	-8.3	-8.5	-8.7	-7.9	-8.1	-8.3	-8.5
Disabled Adaptations	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.5	-0.5	-0.5	-0.5	-0.5
Other Capital Expenditure	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
New Build Expenditure	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Procurement Fees	-0.5	-0.5	-0.5	-0.6	-0.6	-0.6	-0.5	-0.5	-0.5	-0.5	-0.5	-0.4	-0.4	-0.4	-0.5
Previous Year's B/F Shortfall	-27.1	-30.0	-33.1	-36.4	-39.8	-43.3	-47.1	-49.9	-52.9	-56.0	-59.2	-62.6	-64.9	-67.3	-69.9
Total Capital Expenditure	-35.5	-38.7	-42.1	-45.6	-49.2	-53.0	-55.9	-59.0	-62.2	-65.6	-69.0	-71.5	-74.0	-76.7	-79.4
FUNDING:															
Major Repairs Reserve	4.9	5.0	5.1	5.3	5.4	5.5	5.6	5.7	5.8	6.0	6.1	6.2	6.4	6.5	6.6
Right to Buy Receipts	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
HRA CFR Borrowing	0.2	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.4	0.4	0.4
Other Receipts/Grants	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
HRA Reserves	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Revenue Contributions	1.1	1.1	1.2	1.2	1.2	1.3	1.3	1.4	1.4	1.5	1.5	1.5	1.6	1.6	1.7
Total Capital Funding	6.3	6.4	6.6	6.7	6.9	7.1	7.2	7.4	7.6	7.8	8.0	8.2	8.3	8.5	8.7
In-Year Net Cashflow	-29.3	-32.3	-35.5	-38.8	-42.3	-45.9	-48.7	-51.6	-54.6	-57.8	-61.1	-63.3	-65.7	-68.2	-70.7
Cumulative Position	-29.3	-32.3	-35.5	-38.8	-42.3	-45.9	-48.7	-51.6	-54.6	-57.8	-61.1	-63.3	-65.7	-68.2	-70.7

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