

HRA Medium Term Financial Plan - Addendum 1

		Income						Expenses						Operating Surplus (A) £'000	Investment Required (B) £'001	(A) - (B) £'002	5 year shortfall	Year End Debt Balance £'000
Year	Year	Rental Income £'000	Voids (1%) £'000	Bad Debts (0.7%) £'000	RTB Sales Admin £'000	Misc Income £'000	Total Overall Income £'000	Housing Managt Costs £'000	Service Charge Costs £'000	Other Revenue spend £'000	Misc expenses £'000	Capital Financing Charges £'000	Total Spend £'000					
																		130,532
1	2016.17	43,190	(432)	(299)	73	7,474	50,005	(6,603)	(5,745)	(77)	(300)	(9,352)	(22,078)	27,928	37,033	(9,105)		125,532
2	2017.18	42,492	(425)	(294)	78	7,415	49,265	(6,735)	(5,860)	(79)	(306)	(9,186)	(22,166)	27,099	31,585	(4,486)		120,532
3	2018.19	41,781	(418)	(290)	78	7,638	48,789	(6,937)	(6,036)	(81)	(315)	(9,020)	(22,390)	26,400	32,176	(5,776)		115,532
4	2019.20	41,910	(419)	(290)	78	7,867	49,145	(7,145)	(6,217)	(84)	(325)	(8,854)	(22,625)	26,520	35,701	(9,180)		110,532
5	2020.21	41,882	(419)	(290)	78	8,103	49,353	(7,359)	(6,404)	(86)	(334)	(8,688)	(22,872)	26,481	44,915	(18,433)	(46,981)	105,532
6	2021.22	42,628	(426)	(295)	78	8,346	50,331	(7,580)	(6,596)	(89)	(344)	(8,522)	(23,131)	27,199	32,879	(5,680)		100,532
7	2022.23	43,368	(434)	(301)	78	8,596	51,308	(7,808)	(6,794)	(91)	(355)	(8,356)	(23,404)	27,904	33,701	(5,797)		95,532
8	2023.24	44,100	(441)	(306)	78	8,854	52,286	(8,042)	(6,997)	(94)	(365)	(8,190)	(23,689)	28,597	34,543	(5,947)		90,532
9	2024.25	45,690	(457)	(317)	78	9,120	54,115	(8,283)	(7,207)	(97)	(376)	(8,024)	(23,988)	30,127	35,407	(5,280)		85,532
10	2025.26	45,552	(456)	(316)	78	9,393	54,253	(8,532)	(7,424)	(100)	(388)	(7,858)	(24,301)	29,952	36,292	(6,341)	(29,044)	80,532
11	2026.27	46,274	(463)	(321)	78	9,675	55,244	(8,788)	(7,646)	(103)	(399)	(7,692)	(24,628)	30,615	27,727	2,888		75,532
12	2027.28	46,993	(470)	(326)	78	9,965	56,241	(9,051)	(7,876)	(106)	(411)	(7,526)	(24,970)	31,271	28,421	2,850		70,532
13	2028.29	47,712	(477)	(331)	78	10,264	57,246	(9,323)	(8,112)	(109)	(424)	(7,360)	(25,328)	31,919	29,131	2,788		65,532
14	2029.30	48,430	(484)	(336)	78	10,572	58,260	(9,602)	(8,355)	(112)	(436)	(7,194)	(25,701)	32,559	29,859	2,700		60,532
15	2030.31	50,093	(501)	(347)	78	10,889	60,212	(9,891)	(8,606)	(116)	(449)	(7,028)	(26,090)	34,122	30,606	3,517	14,743	55,532
16	2031.32	49,867	(499)	(346)	78	11,216	60,317	(10,187)	(8,864)	(119)	(463)	(6,862)	(26,496)	33,821	29,736	4,084		50,532
17	2032.33	50,587	(506)	(351)	78	11,553	61,361	(10,493)	(9,130)	(123)	(477)	(6,696)	(26,919)	34,442	30,480	3,963		45,532
18	2033.34	51,309	(513)	(356)	78	11,899	62,417	(10,808)	(9,404)	(127)	(491)	(6,530)	(27,359)	35,058	31,242	3,816		40,532
19	2034.35	52,033	(520)	(361)	78	12,256	63,486	(11,132)	(9,686)	(130)	(506)	(6,364)	(27,818)	35,668	32,023	3,645		35,532
20	2035.36	53,774	(538)	(373)	78	12,624	65,565	(11,466)	(9,977)	(134)	(521)	(6,198)	(28,296)	37,269	32,823	4,446	19,954	30,532
21	2036.37	53,488	(535)	(371)	78	13,003	65,663	(11,810)	(10,276)	(138)	(537)	(6,032)	(28,793)	36,871	34,357	2,514		25,532
22	2037.38	54,221	(542)	(376)	78	13,393	66,773	(12,164)	(10,584)	(142)	(553)	(5,866)	(29,310)	37,464	35,216	2,248		20,532
23	2038.39	54,956	(550)	(381)	78	13,794	67,898	(12,529)	(10,902)	(147)	(569)	(5,700)	(29,847)	38,052	36,096	1,955		15,532
24	2039.40	55,695	(557)	(386)	78	14,208	69,039	(12,905)	(11,229)	(151)	(586)	(5,534)	(30,405)	38,634	36,999	1,635		10,532
25	2040.41	56,438	(564)	(391)	78	14,635	70,195	(13,292)	(11,566)	(156)	(604)	(5,368)	(30,985)	39,210	37,924	1,286	9,639	5,532
26	2041.42	58,285	(583)	(404)	78	15,074	72,450	(13,691)	(11,913)	(160)	(622)	(5,202)	(31,588)	40,862	40,650	211		532
27	2042.43	57,936	(579)	(401)	78	15,526	72,559	(14,102)	(12,270)	(165)	(641)	(589)	(27,766)	44,792	41,667	3,126		
28	2043.44	58,691	(587)	(407)	78	15,992	73,767	(14,525)	(12,638)	(170)	(660)	(60)	(28,053)	45,714	42,708	3,006		
29	2044.45	59,450	(594)	(412)	78	16,471	74,993	(14,960)	(13,017)	(175)	(680)	(60)	(28,892)	46,100	43,776	2,324		
30	2045.46	60,213	(602)	(417)	78	16,965	76,237	(15,409)	(13,408)	(180)	(700)	(60)	(29,757)	46,480	44,871	1,609	10,276	
Totals		1,499,037	(14,990)	(10,388)	2,335	342,780	1,818,774	(311,150)	(270,737)	(3,643)	(14,137)	(189,978)	(789,645)	1,029,129	1,050,543	(21,414)	(21,414)	