**HOUSING REVENUE ACCOUNT PROJECTIONS**
**City of York Council**

| Year | 2019.20 | 2020.21 | 2021.22 | 2022.23 | 2023.24 | 2024.25 | 2025.26 | 2026.27 | 2027.28 | 2028.29 | 2029.30 | 2030.31 | 2031.32 | 2032.33 | 2033.34 | 2034.35 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| £'000 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| **INCOME:** | | | | | | | | | | | | | | | | |
| Rental Income | 30,763 | 31,241 | 32,048 | 32,888 | 33,788 | 34,641 | 35,267 | 35,871 | 36,488 | 37,139 | 37,800 | 38,284 | 38,773 | 39,266 | 39,764 | 40,265 |
| Void Losses | -273 | -279 | -286 | -294 | -302 | -309 | -315 | -321 | -326 | -332 | -338 | -342 | -347 | -351 | -355 | -360 |
| Service Charges | 1,309 | 1,335 | 1,362 | 1,389 | 1,417 | 1,445 | 1,474 | 1,503 | 1,533 | 1,564 | 1,595 | 1,627 | 1,660 | 1,693 | 1,727 | 1,761 |
| Non-Dwelling Income | 406 | 488 | 560 | 654 | 751 | 820 | 852 | 869 | 886 | 904 | 922 | 941 | 959 | 979 | 998 | 1,018 |
| Grants & Other Income | 412 | 415 | 415 | 415 | 415 | 415 | 415 | 415 | 415 | 415 | 415 | 415 | 415 | 415 | 415 | 415 |
| **Total Income** | **32,616** | **33,200** | **34,098** | **35,053** | **36,069** | **37,012** | **37,693** | **38,337** | **38,996** | **39,690** | **40,395** | **40,925** | **41,461** | **42,002** | **42,548** | **43,100** |
| **EXPENDITURE:** | | | | | | | | | | | | | | | | |
| General Management | -6,372 | -6,418 | -6,672 | -6,709 | -6,853 | -6,997 | -7,140 | -7,284 | -7,429 | -7,578 | -7,730 | -7,884 | -8,042 | -8,203 | -8,367 | -8,534 |
| Special Management | -2,315 | -2,291 | -2,337 | -2,364 | -2,411 | -2,460 | -2,509 | -2,559 | -2,610 | -2,662 | -2,716 | -2,770 | -2,825 | -2,882 | -2,939 | -2,998 |
| Other Management | -340 | -346 | -353 | -360 | -368 | -375 | -382 | -390 | -398 | -406 | -414 | -422 | -431 | -439 | -448 | -457 |
| Rent Rebates | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bad Debt Provision | -456 | -465 | -477 | -490 | -503 | -516 | -525 | -534 | -543 | -553 | -563 | -570 | -578 | -585 | -592 | -600 |
| Responsive & Cyclical Repairs | -6,724 | -7,588 | -8,086 | -8,328 | -8,578 | -8,750 | -8,925 | -9,103 | -9,285 | -9,471 | -9,660 | -9,854 | -10,051 | -10,252 | -10,457 | -10,666 |
| **Total Revenue Expenditure** | **-16,207** | **-17,109** | **-17,926** | **-18,251** | **-18,713** | **-19,097** | **-19,481** | **-19,870** | **-20,266** | **-20,670** | **-21,082** | **-21,500** | **-21,926** | **-22,360** | **-22,803** | **-23,255** |
| Interest Paid & Administration | -4,797 | -4,902 | -5,229 | -5,468 | -5,438 | -5,299 | -5,069 | -4,909 | -4,817 | -4,684 | -5,406 | -5,252 | -5,094 | -4,937 | -4,779 | -4,601 |
| Interest Received | 155 | 211 | 204 | 284 | 295 | 273 | 224 | 201 | 201 | 203 | 203 | 202 | 202 | 204 | 207 | 206 |
| Depreciation | -8,149 | -8,270 | -8,403 | -8,541 | -8,692 | -8,826 | -8,944 | -9,054 | -9,167 | -9,287 | -9,408 | -9,530 | -9,654 | -9,778 | -9,904 | -10,030 |
| **Net Operating Income** | **3,618** | **3,130** | **2,743** | **3,076** | **3,521** | **4,062** | **4,424** | **4,706** | **4,947** | **5,251** | **4,702** | **4,844** | **4,989** | **5,131** | **5,270** | **5,420** |
| **APPROPRIATIONS:** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FRS 17 /Other HRA Reserve Adj | -41 | -42 | -43 | -43 | -44 | -45 | -46 | -47 | -48 | -49 | -50 | -51 | -52 | -53 | -54 | -55 |
| HRA CFR Revenue Provision | 0 | 0 | 0 | 0 | -1,900 | -8,400 | -8,000 | -4,000 | -4,000 | -4,000 | -4,000 | -4,000 | -4,000 | -4,000 | -4,000 | -5,000 |
| Revenue Contribution to Capital | -4,062 | -1,480 | -880 | -1,180 | -840 | -850 | -850 | -850 | -850 | -850 | -850 | -850 | -850 | -850 | -850 | -850 |
| **Total Appropriations** | **-4,103** | **-1,522** | **-923** | **-1,223** | **-2,784** | **-9,295** | **-8,896** | **-4,897** | **-4,898** | **-4,899** | **-4,900** | **-4,901** | **-4,902** | **-4,903** | **-4,904** | **-5,905** |
| **ANNUAL CASHFLOW** | **-485** | **1,608** | **1,820** | **1,853** | **737** | **-5,233** | **-4,473** | **-191** | **49** | **352** | **-198** | **-56** | **87** | **228** | **366** | **-485** |
| Opening Balance | 24,497 | 24,011 | 25,619 | 27,440 | 29,292 | 30,029 | 24,796 | 20,324 | 20,132 | 20,182 | 20,534 | 20,336 | 20,279 | 20,367 | 20,595 | 20,960 |
| **Closing Balance** | **24,011** | **25,619** | **27,440** | **29,292** | **30,029** | **24,796** | **20,324** | **20,132** | **20,182** | **20,534** | **20,336** | **20,279** | **20,367** | **20,595** | **20,960** | **20,475** |
| **Other HRA Reserve Balance** | 5,807 | 1,109 | 319 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**HOUSING REVENUE ACCOUNT PROJE**
**City of York Council**

| Year | 2035.36 | 2036.37 | 2037.38 | 2038.39 | 2039.40 | 2040.41 | 2041.42 | 2042.43 | 2043.44 | 2044.45 | 2045.46 | 2046.47 | 2047.48 | 2048.49 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **£'000** | **17** | **18** | **19** | **20** | **21** | **22** | **23** | **24** | **25** | **26** | **27** | **28** | **29** | **30** |
| **INCOME:** | | | | | | | | | | | | | | |
| Rental Income | 40,771 | 41,281 | 41,795 | 42,313 | 42,835 | 43,361 | 43,892 | 44,426 | 44,963 | 45,505 | 46,050 | 46,599 | 47,152 | 47,708 |
| Void Losses | -364 | -369 | -374 | -378 | -383 | -388 | -392 | -397 | -402 | -407 | -412 | -417 | -422 | -426 |
| Service Charges | 1,797 | 1,833 | 1,869 | 1,907 | 1,945 | 1,984 | 2,023 | 2,064 | 2,105 | 2,147 | 2,190 | 2,234 | 2,279 | 2,324 |
| Non-Dwelling Income | 1,039 | 1,059 | 1,080 | 1,102 | 1,124 | 1,147 | 1,170 | 1,193 | 1,217 | 1,241 | 1,266 | 1,291 | 1,317 | 1,343 |
| Grants & Other Income | 415 | 415 | 415 | 415 | 415 | 415 | 415 | 417 | 417 | 417 | 417 | 417 | 417 | 417 |
| **Total Income** | **43,657** | **44,219** | **44,786** | **45,359** | **45,936** | **46,519** | **47,107** | **47,702** | **48,300** | **48,903** | **49,512** | **50,125** | **50,743** | **51,366** |
| **EXPENDITURE:** | | | | | | | | | | | | | | |
| General Management | -8,705 | -8,879 | -9,056 | -9,238 | -9,422 | -9,611 | -9,803 | -9,999 | -10,199 | -10,403 | -10,611 | -10,823 | -11,040 | -11,260 |
| Special Management | -3,058 | -3,119 | -3,182 | -3,245 | -3,310 | -3,376 | -3,444 | -3,513 | -3,583 | -3,655 | -3,728 | -3,802 | -3,878 | -3,956 |
| Other Management | -466 | -475 | -485 | -495 | -505 | -515 | -525 | -535 | -546 | -557 | -568 | -580 | -591 | -603 |
| Rent Rebates | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bad Debt Provision | -607 | -615 | -623 | -630 | -638 | -646 | -654 | -662 | -670 | -678 | -686 | -694 | -703 | -711 |
| Responsive & Cyclical Repairs | -10,879 | -11,097 | -11,319 | -11,545 | -11,776 | -12,012 | -12,252 | -12,497 | -12,747 | -13,002 | -13,262 | -13,527 | -13,798 | -14,073 |
| **Total Revenue Expenditure** | **-23,716** | **-24,185** | **-24,664** | **-25,153** | **-25,651** | **-26,159** | **-26,678** | **-27,206** | **-27,745** | **-28,294** | **-28,855** | **-29,426** | **-30,009** | **-30,604** |
| Interest Paid & Administration | -4,423 | -4,245 | -4,048 | -3,850 | -3,653 | -3,435 | -3,218 | -3,000 | -2,763 | -2,526 | -2,289 | -2,051 | -1,794 | -862 |
| Interest Received | 207 | 209 | 208 | 208 | 210 | 209 | 208 | 210 | 208 | 207 | 208 | 210 | 209 | 209 |
| Depreciation | -10,158 | -10,287 | -10,417 | -10,548 | -10,680 | -10,813 | -10,948 | -11,083 | -11,219 | -11,357 | -11,495 | -11,635 | -11,775 | -5,711 |
| **Net Operating Income** | **5,567** | **5,711** | **5,865** | **6,016** | **6,163** | **6,320** | **6,473** | **6,623** | **6,781** | **6,933** | **7,081** | **7,222** | **7,373** | **14,398** |
| **APPROPRIATIONS:** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FRS 17 /Other HRA Reserve Adj | -56 | -57 | -59 | -60 | -61 | -62 | -63 | -65 | -66 | -67 | -69 | -70 | -37 | -37 |
| HRA CFR Revenue Provision | -4,000 | -5,000 | -5,000 | -5,000 | -5,000 | -6,000 | -5,000 | -6,000 | -6,000 | -6,000 | -6,000 | -6,000 | -7,000 | -13,000 |
| Revenue Contribution to Capital | -850 | -850 | -850 | -850 | -850 | -850 | -850 | -850 | -850 | -850 | -850 | -850 | -850 | -850 |
| **Total Appropriations** | **-4,906** | **-5,907** | **-5,909** | **-5,910** | **-5,911** | **-6,912** | **-5,913** | **-6,915** | **-6,916** | **-6,917** | **-6,919** | **-6,920** | **-7,887** | **-13,887** |
| **ANNUAL CASHFLOW** | **661** | **-197** | **-43** | **106** | **252** | **-592** | **559** | **-292** | **-135** | **16** | **162** | **303** | **-514** | **511** |
| Opening Balance | 20,475 | 21,136 | 20,939 | 20,896 | 21,002 | 21,254 | 20,662 | 21,221 | 20,929 | 20,793 | 20,809 | 20,972 | 21,274 | 20,761 |
| **Closing Balance** | **21,136** | **20,939** | **20,896** | **21,002** | **21,254** | **20,662** | **21,221** | **20,929** | **20,793** | **20,809** | **20,972** | **21,274** | **20,761** | **21,271** |
| **Other HRA Reserve Balance** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |