Appendix C

SELBY DISTRICT COUNCIL - HRA 30 YEAR FINANCIAL PLAN (Based on :	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Mid Case Scenario	← Medium Term Financial Plan →														
	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
KEY ASSUMPTIONS															
Inflation	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Estimated Sales	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20
Estimated New Build	19	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Rent Increase CPI + 1%	-1.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Number of Dwellings (Mid Year Average)	3,045	3,044	3,044	3,044	3,044	3,044	3,044	3,044	3,044	3,044	3,044	3,044	3,044	3,044	3,044
Average Rent - Rent Restructuring	82.43	84.90	87.45	90.07	92.77	95.56	98.42	101.38	104.42	107.55	110.78	114.10	117.52	121.05	124.68
Rent Weeks	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00
Rent Income (£)	-12,045,611	-12,404,941	-12,777,090	-13,160,402	-13,555,214	-13,961,871	-14,380,727	-14,812,149	-15,256,513	-15,714,208	-16,185,635	-16,671,204	-17,171,340	-17,686,480	-18,217,074
Void loss	-240,912	-248,099	-255,542	-263,208	-271,104	-279,237	-287,615	-296,243	-305,130	-314,284	-323,713	-333,424	-343,427	-353,730	-364,341
Provision for Bad & Doubtful Debts	-259,703	-267,451	-275,474	-283,738	-292,250	-301,018	-310,048	-319,350	-328,930	-338,798	-348,962	-359,431	-370,214	-381,321	-392,760
Net Rent Income	-11,544,995	-11,889,392	-12,246,074	-12,613,456	-12,991,859	-13,381,615	-13,783,064	-14,196,556	-14,622,452	-15,061,126	-15,512,960	-15,978,348	-16,457,699	-16,951,430	-17,459,973
% Increase in Rent	-1.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
REVENUE FINANCING															
Dwellings Rents	- 11,544,995	- 11,889,392	- 12,246,074	- 12,613,456	- 12,991,859	- 13,381,615	- 13,783,064	- 14,196,556	- 14,622,452	- 15,061,126	- 15,512,960	- 15,978,348	- 16,457,699	- 16,951,430	- 17,459,973
Garage Rents	- 102,591	- 105,570	- 107,681	- 109,835	- 112,032	- 114,272	- 116,558	- 118,889	- 121,267	- 123,692	- 126,166	- 128,689	- 131,263	- 133,888	- 136,566
Total Resources (£)	**- 11,647,586**	**- 11,994,962**	**- 12,353,755**	**- 12,723,291**	**- 13,103,891**	**- 13,495,888**	**- 13,899,622**	**- 14,315,445**	**- 14,743,719**	**- 15,184,818**	**- 15,639,126**	**- 16,107,038**	**- 16,588,962**	**- 17,085,318**	**- 17,596,539**
REVENUE BUDGET															
Operational Services	1,824,651	1,882,036	1,907,435	1,921,931	1,960,370	1,999,577	2,039,569	2,080,360	2,121,967	2,164,406	2,207,695	2,251,849	2,296,885	2,342,823	2,389,680
Commissioning Contracts & Procurement	108,720	111,380	114,410	117,540	119,891	122,289	124,734	127,229	129,774	132,369	135,017	137,717	140,471	143,281	146,146
Contingency	75,000	75,000	75,000	76,500	78,030	79,591	81,182	82,806	84,462	86,151	87,874	89,632	91,425	93,253	95,118
CEC Recharge from General Fund	2,775,200	2,741,768	2,800,669	2,860,584	2,917,796	2,976,152	3,035,675	3,096,388	3,158,316	3,221,482	3,285,912	3,351,630	3,418,663	3,487,036	3,556,777
Savings Target	- 214,000														
Debt Management Costs	6,000	6,000	6,000	6,120	6,242	6,367	6,495	6,624	6,757	6,892	7,030	7,171	7,314	7,460	7,609
Investment Interest - Notional Sum	- 135,000	- 135,000	- 135,000	- 137,025	- 139,423	- 142,211	- 145,411	- 149,046	- 152,773	- 156,592	- 160,507	- 164,519	- 168,632	- 172,848	- 177,169
Repayment of HRA Reform Loan (Interest)	2,378,430	1,889,387	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905
Contribution to Computer Development Reserve	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Net Service Costs	**6,869,001**	**6,620,571**	**6,660,419**	**6,737,555**	**6,834,811**	**6,933,669**	**7,034,148**	**7,136,266**	**7,240,408**	**7,346,614**	**7,454,926**	**7,565,384**	**7,678,031**	**7,792,910**	**7,910,066**
Net Service Surplus / Deficit before contribution to MRR & CAA	**-4,778,585**	**-5,374,391**	**-5,693,336**	**-5,985,736**	**-6,269,081**	**-6,562,219**	**-6,865,473**	**-7,179,178**	**-7,503,311**	**-7,838,204**	**-8,184,200**	**-8,541,654**	**-8,910,931**	**-9,292,408**	**-9,686,473**
Voluntary MRP for Self-Financing Debt	1,260,000	1,260,000	1,260,000	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650
Assumed Voluntary MRP for HDP	149,780	231,726	315,310	400,567	487,528	576,229	666,703	758,987	853,117	949,129	1,047,062	1,146,953	1,248,842	1,352,769	1,458,775
Assumed HDP Interest	111,247	166,807	223,477	281,281	340,240	400,379	461,721	524,290	588,110	653,206	719,605	787,331	856,412	926,874	998,746
Net Resources Transferred to Major repairs Reserve	- 3,257,557	- 3,715,859	- 3,894,548	- 3,022,239	- 3,159,662	- 3,303,961	- 3,455,399	- 3,614,251	- 3,780,434	- 3,954,218	- 4,135,883	- 4,325,720	- 4,524,027	- 4,731,115	- 4,947,303
Major Repairs Reserve															
Opening Balance	- 8,177,969	- 5,537,621	- 3,777,307	- 2,304,300	- 156,698	1,946,410	4,032,922	7,043,324	9,282,519	11,480,250	13,784,298	16,350,405	21,059,661	23,586,711	26,564,530
Transfers	- 766,697														
Revenue Contributions	- 3,257,557	- 3,715,859	- 3,894,548	- 3,022,239	- 3,159,662	- 3,303,961	- 3,455,399	- 3,614,251	- 3,780,434	- 3,954,218	- 4,135,883	- 4,325,720	- 4,524,027	- 4,731,115	- 4,947,303
Assumed Capital Programme	6,664,602	5,476,173	5,367,555	5,169,841	5,262,771	5,390,472	6,465,801	5,853,446	5,978,165	6,258,266	6,701,991	9,034,975	7,051,078	7,708,934	7,407,008
Closing Balance	**-5,537,621**	**-3,777,307**	**-2,304,300**	**-156,698**	**1,946,410**	**4,032,922**	**7,043,324**	**9,282,519**	**11,480,250**	**13,784,298**	**16,350,405**	**21,059,661**	**23,586,711**	**26,564,530**	**29,024,236**
CFR/Cashflow															
Opening Balance	- 8,319,960	- 9,729,740	- 4,721,466	- 6,296,776	- 8,978,993	- 11,748,171	- 14,606,049	- 17,554,402	- 20,595,040	- 23,729,807	- 26,960,586	- 30,289,298	- 33,717,902	- 37,248,394	- 40,882,813
Less unfinanced capital expediture (internal borrowing)															
Add Voluntary MRP	- 1,409,780	- 1,491,726	- 1,575,310	- 2,682,217	- 2,769,178	- 2,857,879	- 2,948,353	- 3,040,637	- 3,134,767	- 3,230,779	- 3,328,712	- 3,428,603	- 3,530,492	- 3,634,419	- 3,740,425
Less Debt Repaid		6,500,000													
Closing Balance	- 9,729,740	- 4,721,466	- 6,296,776	- 8,978,993	- 11,748,171	- 14,606,049	- 17,554,402	- 20,595,040	- 23,729,807	- 26,960,586	- 30,289,298	- 33,717,902	- 37,248,394	- 40,882,813	- 44,623,238
Net Cashflow	**-15,267,362**	**-8,498,773**	**-8,601,077**	**-9,135,691**	**-9,801,760**	**-10,573,128**	**-10,511,078**	**-11,312,521**	**-12,249,557**	**-13,176,288**	**-13,938,893**	**-12,658,241**	**-13,661,683**	**-14,318,283**	**-15,599,002**

SELBY DISTRICT COUNCIL - HRA 30 YEAR FINANCIAL PLAN (Based on :	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Mid Case Scenario															
	2034/35	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
KEY ASSUMPTIONS															
Inflation	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Estimated Sales	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20
Estimated New Build	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Rent Increase CPI + 1%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Number of Dwellings (Mid Year Average)	3,044	3,044	3,044	3,044	3,044	3,044	3,044	3,044	3,044	3,044	3,044	3,044	3,044	3,044	3,044
Average Rent - Rent Restructuring	128.42	132.27	136.24	140.33	144.54	148.87	153.34	157.94	162.68	167.56	172.58	177.76	183.10	188.59	194.25
Rent Weeks	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00
Rent Income (£)	-18,763,587	-19,326,494	-19,906,289	-20,503,478	-21,118,582	-21,752,140	-22,404,704	-23,076,845	-23,769,150	-24,482,225	-25,216,691	-25,973,192	-26,752,388	-27,554,960	-28,381,608
Void loss	-375,272	-386,530	-398,126	-410,070	-422,372	-435,043	-448,094	-461,537	-475,383	-489,644	-504,334	-519,464	-535,048	-551,099	-567,632
Provision for Bad & Doubtful Debts	-404,543	-416,679	-429,180	-442,055	-455,317	-468,976	-483,045	-497,537	-512,463	-527,837	-543,672	-559,982	-576,781	-594,085	-611,907
Net Rent Income	-17,983,772	-18,523,285	-19,078,984	-19,651,353	-20,240,894	-20,848,121	-21,473,564	-22,117,771	-22,781,304	-23,464,743	-24,168,686	-24,893,746	-25,640,559	-26,409,775	-27,202,069
% Increase in Rent	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
REVENUE FINANCING															
Dwellings Rents	- 17,983,772	- 18,523,285	- 19,078,984	- 19,651,353	- 20,240,894	- 20,848,121	- 21,473,564	- 22,117,771	- 22,781,304	- 23,464,743	- 24,168,686	- 24,893,746	- 25,640,559	- 26,409,775	- 27,202,069
Garage Rents	- 139,297	- 142,083	- 144,925	- 147,823	- 150,780	- 153,796	- 156,871	- 160,009	- 163,209	- 166,473	- 169,803	- 173,199	- 176,663	- 180,196	- 183,800
Total Resources (£)	**- 18,123,069**	**- 18,665,369**	**- 19,223,909**	**- 19,799,177**	**- 20,391,674**	**- 21,001,916**	**- 21,630,436**	**- 22,277,780**	**- 22,944,513**	**- 23,631,217**	**- 24,338,488**	**- 25,066,945**	**- 25,817,221**	**- 26,589,971**	**- 27,385,869**
REVENUE BUDGET															
Operational Services	2,437,473	2,486,223	2,535,947	2,586,666	2,638,399	2,691,167	2,744,991	2,799,891	2,855,888	2,913,006	2,971,266	3,030,692	3,091,305	3,153,132	3,216,194
Commissioning Contracts & Procurement	149,069	152,051	155,092	158,193	161,357	164,584	167,876	171,234	174,658	178,151	181,714	185,349	189,056	192,837	196,694
Contingency	97,020	98,961	100,940	102,959	105,018	107,118	109,261	111,446	113,675	115,948	118,267	120,633	123,045	125,506	128,016
CEC Recharge from General Fund	3,627,912	3,700,470	3,774,480	3,849,969	3,926,969	4,005,508	4,085,618	4,167,331	4,250,677	4,335,691	4,422,405	4,510,853	4,601,070	4,693,091	4,786,953
Savings Target															
Debt Management Costs	7,762	7,917	8,075	8,237	8,401	8,569	8,741	8,916	9,094	9,276	9,461	9,651	9,844	10,041	10,241
Investment Interest - Notional Sum	- 181,599	- 186,139	- 190,792	- 195,562	- 200,451	- 205,462	- 210,599	- 215,864	- 221,260	- 226,792	- 232,462	- 238,273	- 244,230	- 250,336	- 256,594
Repayment of HRA Reform Loan (Interest)	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,254,150	1,254,150	1,254,150	1,254,150	1,254,150	1,254,150	1,254,150
Contribution to Computer Development Reserve	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Net Service Costs	**8,029,543**	**8,151,388**	**8,275,647**	**8,402,368**	**8,531,599**	**8,663,391**	**8,797,793**	**8,934,858**	**8,486,883**	**8,629,431**	**8,774,803**	**8,923,053**	**9,074,240**	**9,228,421**	**9,385,655**
Net Service Surplus / Deficit before contribution to MRR & CAA	**-10,093,526**	**-10,513,981**	**-10,948,262**	**-11,396,809**	**-11,860,075**	**-12,338,525**	**-12,832,642**	**-13,342,922**	**-14,457,631**	**-15,001,786**	**-15,563,686**	**-16,143,892**	**-16,742,981**	**-17,361,551**	**-18,000,214**
Voluntary MRP for Self-Financing Debt	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	0	0	0	0	0	0	0
Assumed Voluntary MRP for HDP	1,566,900	1,677,188	1,789,682	1,904,426	2,021,464	2,140,844	2,262,611	2,386,813	2,513,499	2,642,719	2,774,524	2,908,964	3,028,805	3,137,047	3,256,257
Assumed HDP Interest	1,072,055	1,146,830	1,223,101	1,300,897	1,380,249	1,461,189	1,543,747	1,627,956	1,713,849	1,801,460	1,890,824	1,981,974	2,060,944	2,130,157	2,207,885
Net Resources Transferred to Major repairs Reserve	- 5,172,921	- 5,408,312	- 5,653,829	- 5,909,836	- 6,176,711	- 6,454,843	- 6,744,635	- 7,046,504	- 10,230,283	- 10,557,606	- 10,898,339	- 11,252,953	- 11,653,232	- 12,094,347	- 12,536,072
Major Repairs Reserve															
Opening Balance	29,024,236	31,429,855	29,914,214	28,226,709	26,548,481	24,723,411	23,328,367	26,806,901	24,144,641	18,449,679	12,749,714	6,816,013	363,929	- 6,320,727	- 13,606,190
Transfers															
Revenue Contributions	- 5,172,921	- 5,408,312	- 5,653,829	- 5,909,836	- 6,176,711	- 6,454,843	- 6,744,635	- 7,046,504	- 10,230,283	- 10,557,606	- 10,898,339	- 11,252,953	- 11,653,232	- 12,094,347	- 12,536,072
Assumed Capital Programme	7,578,540	3,892,671	3,966,324	4,231,608	4,351,641	5,059,799	10,223,169	4,384,244	4,535,320	4,857,641	4,964,638	4,800,869	4,968,576	4,808,883	5,796,002
Closing Balance	**31,429,855**	**29,914,214**	**28,226,709**	**26,548,481**	**24,723,411**	**23,328,367**	**26,806,901**	**24,144,641**	**18,449,679**	**12,749,714**	**6,816,013**	**363,929**	**-6,320,727**	**-13,606,190**	**-20,346,260**
CFR/Cashflow															
Opening Balance	- 44,623,238	- 48,471,788	- 52,430,627	- 56,501,959	- 60,688,035	- 64,991,149	- 69,413,643	- 73,957,904	- 61,833,367	- 64,346,866	- 66,989,585	- 69,764,109	- 72,673,073	- 75,701,878	- 78,838,925
Less unfinanced capital expediture (internal borrowing)															
Add Voluntary MRP	- 3,848,550	- 3,958,838	- 4,071,332	- 4,186,076	- 4,303,114	- 4,422,494	- 4,544,261	- 4,668,463	- 2,513,499	- 2,642,719	- 2,774,524	- 2,908,964	- 3,028,805	- 3,137,047	- 3,256,257
Less Debt Repaid								16,793,000							
Closing Balance	- 48,471,788	- 52,430,627	- 56,501,959	- 60,688,035	- 64,991,149	- 69,413,643	- 73,957,904	- 61,833,367	- 64,346,866	- 66,989,585	- 69,764,109	- 72,673,073	- 75,701,878	- 78,838,925	- 82,095,182
Net Cashflow	**-17,041,934**	**-22,516,413**	**-28,275,250**	**-34,139,554**	**-40,267,739**	**-46,085,276**	**-47,151,002**	**-37,688,725**	**-45,897,187**	**-54,239,871**	**-62,948,095**	**-72,309,144**	**-82,022,605**	**-92,445,115**	**-102,441,443**

Appendix C

SELBY DISTRICT COUNCIL - HRA 30 YEAR FINANCIAL PLAN (Based on	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Best Case Scenario	← Medium Term Financial Plan →														
	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
KEY ASSUMPTIONS															
Inflation	2.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Estimated Sales	-20	-15	-15	-15	-15	-15	-15	-15	-15	-15	-15	-15	-15	-15	-15
Estimated New Build	19	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Rent Increase CPI + 1%	-1.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Number of Dwellings (Mid Year Average)	3,045	3,057	3,082	3,107	3,132	3,157	3,182	3,207	3,232	3,257	3,282	3,307	3,332	3,357	3,382
Average Rent - Rent Restructuring	82.43	85.31	88.30	91.39	94.59	97.90	101.32	104.87	108.54	112.34	116.27	120.34	124.55	128.91	133.42
Rent Weeks	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00
Rent Income (£)	-12,045,611	-12,516,347	-13,060,377	-13,627,157	-14,217,612	-14,832,706	-15,473,440	-16,140,855	-16,836,034	-17,560,103	-18,314,233	-19,099,641	-19,917,593	-20,769,404	-21,656,443
Void loss	-240,912	-187,745	-195,906	-204,407	-213,264	-222,491	-232,102	-242,113	-252,541	-263,402	-274,714	-286,495	-298,764	-311,541	-324,847
Provision for Bad & Doubtful Debts	-259,703	-209,586	-218,696	-228,187	-238,074	-248,374	-259,103	-270,279	-281,919	-294,044	-306,672	-319,823	-333,520	-347,784	-362,637
Net Rent Income	-11,544,995	-12,119,015	-12,645,775	-13,194,563	-13,766,274	-14,361,841	-14,982,235	-15,628,463	-16,301,574	-17,002,658	-17,732,848	-18,493,323	-19,285,309	-20,110,079	-20,968,959
% Increase in Rent	-1.00	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50
REVENUE FINANCING															
Dwellings Rents	- 11,544,995	- 12,119,015	- 12,645,775	- 13,194,563	- 13,766,274	- 14,361,841	- 14,982,235	- 15,628,463	- 16,301,574	- 17,002,658	- 17,732,848	- 18,493,323	- 19,285,309	- 20,110,079	- 20,968,959
Garage Rents	- 102,591	- 105,156	- 107,785	- 110,480	- 113,242	- 116,073	- 118,974	- 121,949	- 124,998	- 128,122	- 131,326	- 134,609	- 137,974	- 141,423	- 144,959
Total Resources (£)	**- 11,647,586**	**- 12,224,171**	**- 12,753,560**	**- 13,305,042**	**- 13,879,515**	**- 14,477,914**	**- 15,101,210**	**- 15,750,412**	**- 16,426,572**	**- 17,130,780**	**- 17,864,174**	**- 18,627,932**	**- 19,423,283**	**- 20,251,503**	**- 21,113,918**
REVENUE BUDGET															
Operational Services	1,824,651	1,881,622	1,907,539	1,922,576	1,970,640	2,019,906	2,070,404	2,122,164	2,175,218	2,229,598	2,285,338	2,342,472	2,401,033	2,461,059	2,522,586
Commissioning Contracts & Procurement	108,720	111,380	114,410	117,540	120,479	123,490	126,578	129,742	132,986	136,310	139,718	143,211	146,791	150,461	154,223
Contingency	75,000	75,000	75,000	76,875	78,797	80,767	82,786	84,856	86,977	89,151	91,380	93,665	96,006	98,406	100,867
CEC Recharge from General Fund	2,775,200	2,741,768	2,800,669	2,860,584	2,932,099	3,005,401	3,080,536	3,157,549	3,236,488	3,317,400	3,400,335	3,485,344	3,572,477	3,661,789	3,753,334
Savings Target	- 214,000														
Debt Management Costs	6,000	6,000	6,000	6,150	6,304	6,461	6,623	6,788	6,958	7,132	7,310	7,493	7,681	7,873	8,069
Investment Interest - Notional Sum	- 135,000	- 135,000	- 135,000	- 137,025	- 139,423	- 142,211	- 145,411	- 149,046	- 153,145	- 157,740	- 162,472	- 167,346	- 172,366	- 177,537	- 182,863
Repayment of HRA Reform Loan (Interest)	2,378,430	1,889,387	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905
Contribution to Computer Development Reserve	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Net Service Costs	**6,869,001**	**6,620,157**	**6,660,523**	**6,738,605**	**6,860,800**	**6,985,719**	**7,113,420**	**7,243,958**	**7,377,387**	**7,513,758**	**7,653,516**	**7,796,744**	**7,943,528**	**8,093,957**	**8,248,120**
Net Service Surplus / Deficit before contribution to MRR & CAA	**-4,778,585**	**-5,604,014**	**-6,093,037**	**-6,566,438**	**-7,018,716**	**-7,492,195**	**-7,987,790**	**-8,506,454**	**-9,049,185**	**-9,617,022**	**-10,210,658**	**-10,831,188**	**-11,479,755**	**-12,157,546**	**-12,865,798**
Voluntary MRP for Self-Financing Debt	1,260,000	1,260,000	1,260,000	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650
Assumed Voluntary MRP for HDP	149,780	313,671	480,841	651,353	825,276	1,002,677	1,183,626	1,368,194	1,556,454	1,748,479	1,944,344	2,144,127	2,347,905	2,555,759	2,767,769
Assumed HDP Interest	111,247	222,366	335,706	451,314	569,233	689,511	812,195	937,332	1,064,972	1,195,165	1,327,962	1,463,414	1,601,576	1,742,501	1,886,244
Net Resources Transferred to Major repairs Reserve	- 3,257,557	- 3,807,977	- 4,016,490	- 3,182,121	- 3,342,556	- 3,518,356	- 3,710,318	- 3,919,277	- 4,146,109	- 4,391,729	- 4,656,702	- 4,941,997	- 5,248,624	- 5,577,637	- 5,930,134
Major Repairs Reserve															
Opening Balance	- 8,177,969	- 5,537,621	- 1,989,674	1,333,162	5,383,356	9,462,774	13,593,693	18,763,942	23,183,435	27,613,692	32,206,806	37,096,267	37,161,726	34,687,225	32,530,562
Transfers	- 766,697														
Revenue Contributions	- 3,257,557	- 3,807,977	- 4,016,490	- 3,182,121	- 3,342,556	- 3,518,356	- 3,710,318	- 3,919,277	- 4,146,109	- 4,391,729	- 4,656,702	- 4,941,997	- 5,248,624	- 5,577,637	- 5,930,134
Assumed Capital Programme	6,664,602	7,355,924	7,339,327	7,232,314	7,421,975	7,649,275	8,880,567	8,338,771	8,576,366	8,984,842	9,546,164	5,007,456	2,774,123	3,420,974	3,001,065
Closing Balance	**-5,537,621**	**-1,989,674**	**1,333,162**	**5,383,356**	**9,462,774**	**13,593,693**	**18,763,942**	**23,183,435**	**27,613,692**	**32,206,806**	**37,096,267**	**37,161,726**	**34,687,225**	**32,530,562**	**29,601,493**
CFR/Cashflow															
Opening Balance	- 8,319,960	- 9,729,740	- 4,803,412	- 6,544,252	- 9,477,255	- 12,584,181	- 15,868,508	- 19,333,784	- 22,983,628	- 26,821,732	- 30,851,861	- 35,077,855	- 39,503,632	- 44,133,186	- 48,970,595
Less unfinanced capital expediture (internal borrowing)															
Add Voluntary MRP	- 1,409,780	- 1,573,671	- 1,740,841	- 2,933,003	- 3,106,926	- 3,284,327	- 3,465,276	- 3,649,844	- 3,838,104	- 4,030,129	- 4,225,994	- 4,425,777	- 4,629,555	- 4,837,409	- 5,049,419
Less Debt Repaid		6,500,000													
Closing Balance	- 9,729,740	- 4,803,412	- 6,544,252	- 9,477,255	- 12,584,181	- 15,868,508	- 19,333,784	- 22,983,628	- 26,821,732	- 30,851,861	- 35,077,855	- 39,503,632	- 44,133,186	- 48,970,595	- 54,020,014
Net Cashflow	**-15,267,362**	**-6,793,086**	**-5,211,090**	**-4,093,899**	**-3,121,406**	**-2,274,815**	**-569,842**	**199,807**	**791,960**	**1,354,945**	**2,018,412**	**-2,341,906**	**-9,445,962**	**-16,440,033**	**-24,418,522**

SELBY DISTRICT COUNCIL - HRA 30 YEAR FINANCIAL PLAN (Based on	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Best Case Scenario															
	2034/35	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
KEY ASSUMPTIONS															
Inflation	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Estimated Sales	-15	-15	-15	-15	-15	-15	-15	-15	-15	-15	-15	-15	-15	-15	-15
Estimated New Build	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Rent Increase CPI + 1%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Number of Dwellings (Mid Year Average)	3,407	3,432	3,457	3,482	3,507	3,532	3,557	3,582	3,607	3,632	3,657	3,682	3,707	3,732	3,757
Average Rent - Rent Restructuring	138.09	142.93	147.93	153.11	158.47	164.01	169.75	175.69	181.84	188.21	194.80	201.61	208.67	215.97	223.53
Rent Weeks	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00
Rent Income (£)	-22,580,132	-23,541,950	-24,543,435	-25,586,185	-26,671,862	-27,802,192	-28,978,974	-30,204,072	-31,479,427	-32,807,058	-34,189,060	-35,627,614	-37,124,985	-38,683,528	-40,305,691
Void loss	-338,702	-353,129	-368,152	-383,793	-400,078	-417,033	-434,685	-453,061	-472,191	-492,106	-512,836	-534,414	-556,875	-580,253	-604,585
Provision for Bad & Doubtful Debts	-378,104	-394,210	-410,980	-428,441	-446,620	-465,548	-485,253	-505,767	-527,123	-549,354	-572,496	-596,584	-621,658	-647,756	-674,919
Net Rent Income	-21,863,326	-22,794,611	-23,764,304	-24,773,951	-25,825,163	-26,919,612	-28,059,036	-29,245,243	-30,480,113	-31,765,598	-33,103,728	-34,496,615	-35,946,452	-37,455,520	-39,026,187
% Increase in Rent	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50
REVENUE FINANCING															
Dwellings Rents	- 21,863,326	- 22,794,611	- 23,764,304	- 24,773,951	- 25,825,163	- 26,919,612	- 28,059,036	- 29,245,243	- 30,480,113	- 31,765,598	- 33,103,728	- 34,496,615	- 35,946,452	- 37,455,520	- 39,026,187
Garage Rents	- 148,583	- 152,297	- 156,105	- 160,007	- 164,008	- 168,108	- 172,310	- 176,618	- 181,034	- 185,560	- 190,199	- 194,953	- 199,827	- 204,823	- 209,944
Total Resources (£)	**- 22,011,909**	**- 22,946,908**	**- 23,920,409**	**- 24,933,959**	**- 25,989,171**	**- 27,087,720**	**- 28,231,346**	**- 29,421,861**	**- 30,661,146**	**- 31,951,157**	**- 33,293,927**	**- 34,691,569**	**- 36,146,280**	**- 37,660,343**	**- 39,236,131**
REVENUE BUDGET															
Operational Services	2,585,650	2,650,292	2,716,549	2,784,463	2,854,074	2,925,426	2,998,562	3,073,526	3,150,364	3,229,123	3,309,851	3,392,597	3,477,412	3,564,348	3,653,456
Commissioning Contracts & Procurement	158,078	162,030	166,081	170,233	174,489	178,851	183,322	187,905	192,603	197,418	202,354	207,412	212,598	217,913	223,360
Contingency	103,388	105,973	108,622	111,338	114,121	116,974	119,899	122,896	125,969	129,118	132,346	135,654	139,046	142,522	146,085
CEC Recharge from General Fund	3,847,167	3,943,347	4,041,930	4,142,979	4,246,553	4,352,717	4,461,535	4,573,073	4,687,400	4,804,585	4,924,700	5,047,817	5,174,013	5,303,363	5,435,947
Savings Target															
Debt Management Costs	8,271	8,478	8,690	8,907	9,130	9,358	9,592	9,832	10,077	10,329	10,588	10,852	11,124	11,402	11,687
Investment Interest - Notional Sum	- 188,349	- 194,000	- 199,820	- 205,814	- 211,989	- 218,348	- 224,899	- 231,646	- 238,595	- 245,753	- 253,126	- 260,719	- 268,541	- 276,597	- 284,895
Repayment of HRA Reform Loan (Interest)	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,254,150	1,254,150	1,254,150	1,254,150	1,254,150	1,254,150	1,254,150
Contribution to Computer Development Reserve	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Net Service Costs	**8,406,111**	**8,568,025**	**8,733,958**	**8,904,010**	**9,078,283**	**9,256,883**	**9,439,916**	**9,627,491**	**9,231,968**	**9,428,970**	**9,630,862**	**9,837,764**	**10,049,801**	**10,267,100**	**10,489,790**
Net Service Surplus / Deficit before contribution to MRR & CAA	**-13,605,797**	**-14,378,884**	**-15,186,451**	**-16,029,949**	**-16,910,887**	**-17,830,837**	**-18,791,431**	**-19,794,370**	**-21,429,179**	**-22,522,187**	**-23,663,065**	**-24,853,805**	**-26,096,479**	**-27,393,243**	**-28,746,341**
Voluntary MRP for Self-Financing Debt	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	0	0	0	0	0	0	0
Assumed Voluntary MRP for HDP	2,984,020	3,204,597	3,429,584	3,659,072	3,893,149	4,131,907	4,375,441	4,623,846	4,877,218	5,135,658	5,399,267	5,668,148	5,925,119	6,173,232	6,435,112
Assumed HDP Interest	2,032,862	2,182,413	2,334,955	2,490,547	2,649,251	2,811,130	2,976,246	3,144,664	3,316,450	3,491,673	3,670,400	3,852,701	4,024,645	4,188,691	4,363,148
Net Resources Transferred to Major repairs Reserve	- 6,307,264	- 6,710,224	- 7,140,262	- 7,598,680	- 8,086,837	- 8,606,150	- 9,158,094	- 9,744,211	- 13,235,510	- 13,894,856	- 14,593,398	- 15,332,955	- 16,146,715	- 17,031,320	- 17,948,080
Major Repairs Reserve															
Opening Balance	29,601,493	26,395,171	24,030,225	21,345,528	18,534,468	15,402,936	12,504,848	15,197,811	10,500,000	2,554,248	- 5,633,812	- 14,369,176	- 24,000,545	- 34,208,888	- 45,466,828
Transfers															
Revenue Contributions	- 6,307,264	- 6,710,224	- 7,140,262	- 7,598,680	- 8,086,837	- 8,606,150	- 9,158,094	- 9,744,211	- 13,235,510	- 13,894,856	- 14,593,398	- 15,332,955	- 16,146,715	- 17,031,320	- 17,948,080
Assumed Capital Programme	3,100,943	4,345,279	4,455,564	4,787,621	4,955,306	5,708,061	11,851,057	5,046,399	5,289,758	5,706,796	5,858,035	5,701,586	5,938,372	5,773,381	7,030,998
Closing Balance	**26,395,171**	**24,030,225**	**21,345,528**	**18,534,468**	**15,402,936**	**12,504,848**	**15,197,811**	**10,500,000**	**2,554,248**	**-5,633,812**	**-14,369,176**	**-24,000,545**	**-34,208,888**	**-45,466,828**	**-56,383,910**
CFR/Cashflow															
Opening Balance	- 54,020,014	- 59,285,685	- 64,771,932	- 70,483,166	- 76,423,887	- 82,598,686	- 89,012,243	- 95,669,335	- 85,781,830	- 90,659,049	- 95,794,707	- 101,193,974	- 106,862,122	- 112,787,241	- 118,960,473
Less unfinanced capital expediture (internal borrowing)															
Add Voluntary MRP	- 5,265,670	- 5,486,247	- 5,711,234	- 5,940,722	- 6,174,799	- 6,413,557	- 6,657,091	- 6,905,496	- 4,877,218	- 5,135,658	- 5,399,267	- 5,668,148	- 5,925,119	- 6,173,232	- 6,435,112
Less Debt Repaid								16,793,000							
Closing Balance	- 59,285,685	- 64,771,932	- 70,483,166	- 76,423,887	- 82,598,686	- 89,012,243	- 95,669,335	- 85,781,830	- 90,659,049	- 95,794,707	- 101,193,974	- 106,862,122	- 112,787,241	- 118,960,473	- 125,395,585
Net Cashflow	**-32,890,514**	**-40,741,706**	**-49,137,638**	**-57,889,419**	**-67,195,750**	**-76,507,396**	**-80,471,524**	**-75,281,831**	**-88,104,801**	**-101,428,519**	**-115,563,150**	**-130,862,667**	**-146,996,129**	**-164,427,301**	**-181,779,495**

Appendix C

SELBY DISTRICT COUNCIL - HRA 30 YEAR FINANCIAL PLAN (Based on 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Worst Case Scenario	← Medium Term Financial Plan →														
	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
KEY ASSUMPTIONS															
Inflation	2.00%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Estimated Sales	-20	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25
Estimated New Build	19	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Rent Increase CPI + 1%	-1.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Number of Dwellings (Mid Year Average)	3,045	3,037	3,022	3,007	2,992	2,977	2,962	2,947	2,932	2,917	2,902	2,887	2,872	2,857	2,842
Average Rent - Rent Restructuring	82.43	84.49	86.60	88.77	90.98	93.26	95.59	97.98	100.43	102.94	105.51	108.15	110.86	113.63	116.47
Rent Weeks	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00
Rent Income (£)	-12,045,611	-12,314,307	-12,559,813	-12,809,897	-13,064,636	-13,324,105	-13,588,383	-13,857,546	-14,131,676	-14,410,850	-14,695,152	-14,984,661	-15,279,461	-15,579,636	-15,885,271
Void loss	-240,912	-307,858	-313,995	-320,247	-326,616	-333,103	-339,710	-346,439	-353,292	-360,271	-367,379	-374,617	-381,987	-389,491	-397,132
Provision for Bad & Doubtful Debts	-259,703	-417,824	-426,154	-434,640	-443,283	-452,087	-461,054	-470,187	-479,488	-488,960	-498,606	-508,430	-518,432	-528,617	-538,987
Net Rent Income	-11,544,995	-11,588,625	-11,819,663	-12,055,010	-12,294,737	-12,538,916	-12,787,619	-13,040,921	-13,298,896	-13,561,619	-13,829,166	-14,101,615	-14,379,043	-14,661,528	-14,949,152
% Increase in Rent	-1.00	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
REVENUE FINANCING															
Dwellings Rents	- 11,544,995	- 11,588,625	- 11,819,663	- 12,055,010	- 12,294,737	- 12,538,916	- 12,787,619	- 13,040,921	- 13,298,896	- 13,561,619	- 13,829,166	- 14,101,615	- 14,379,043	- 14,661,528	- 14,949,152
Garage Rents	- 102,591	- 104,130	- 105,692	- 107,278	- 108,887	- 110,520	- 112,178	- 113,860	- 115,568	- 117,302	- 119,061	- 120,847	- 122,660	- 124,500	- 126,367
Total Resources (£)	**- 11,647,586**	**- 11,692,755**	**- 11,925,355**	**- 12,162,287**	**- 12,403,623**	**- 12,649,436**	**- 12,899,797**	**- 13,154,782**	**- 13,414,464**	**- 13,678,921**	**- 13,948,228**	**- 14,222,462**	**- 14,501,703**	**- 14,786,028**	**- 15,075,519**
REVENUE BUDGET															
Operational Services	1,824,651	1,880,596	1,905,446	1,919,374	1,948,164	1,977,387	2,007,047	2,037,153	2,067,710	2,098,726	2,130,207	2,162,160	2,194,592	2,227,511	2,260,924
Commissioning Contracts & Procurement	108,720	111,380	114,410	117,540	119,303	121,093	122,909	124,753	126,624	128,523	130,451	132,408	134,394	136,410	138,456
Contingency	75,000	75,000	75,000	76,125	77,267	78,426	79,602	80,796	82,008	83,238	84,487	85,754	87,041	88,346	89,671
CEC Recharge from General Fund	2,775,200	2,741,768	2,800,669	2,860,584	2,903,493	2,947,045	2,991,251	3,036,120	3,081,661	3,127,886	3,174,805	3,222,427	3,270,763	3,319,825	3,369,622
Savings Target	- 214,000														
Debt Management Costs	6,000	6,000	6,000	6,090	6,181	6,274	6,368	6,464	6,561	6,659	6,759	6,860	6,963	7,068	7,174
Investment Interest - Notional Sum	- 135,000	- 135,000	- 135,000	- 137,025	- 139,423	- 142,211	- 145,056	- 147,957	- 150,916	- 153,934	- 157,013	- 160,153	- 163,356	- 166,623	- 169,956
Repayment of HRA Reform Loan (Interest)	2,378,430	1,889,387	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905
Contribution to Computer Development Reserve	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Net Service Costs	**6,869,001**	**6,619,131**	**6,658,430**	**6,734,593**	**6,806,890**	**6,879,918**	**6,954,027**	**7,029,234**	**7,105,554**	**7,183,004**	**7,261,601**	**7,341,361**	**7,422,302**	**7,504,441**	**7,587,796**
Net Service Surplus / Deficit before contribution to MRR & CAA	**-4,778,585**	**-5,073,624**	**-5,266,925**	**-5,427,695**	**-5,596,733**	**-5,769,518**	**-5,945,770**	**-6,125,548**	**-6,308,911**	**-6,495,917**	**-6,686,627**	**-6,881,101**	**-7,079,401**	**-7,281,587**	**-7,487,723**
Voluntary MRP for Self-Financing Debt	1,260,000	1,260,000	1,260,000	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650
Assumed Voluntary MRP for HDP	149,780	190,753	232,545	275,173	318,654	363,004	408,242	454,384	501,449	549,455	598,421	648,367	699,311	751,275	804,277
Assumed HDP Interest	111,247	139,027	167,362	196,264	225,744	255,813	286,484	317,769	349,679	382,227	415,426	449,289	483,830	519,061	554,997
Net Resources Transferred to Major repairs Reserve	- 3,257,557	- 3,483,844	- 3,607,018	- 2,674,608	- 2,770,685	- 2,869,050	- 2,969,394	- 3,071,746	- 3,176,133	- 3,282,585	- 3,391,130	- 3,501,795	- 3,614,610	- 3,729,602	- 3,846,799
Major Repairs Reserve															
Opening Balance	- 8,177,969	- 5,537,621	- 3,949,594	- 2,613,473	- 562,302	1,465,431	3,501,577	6,470,869	8,715,932	10,956,149	13,338,519	16,029,962	20,808,551	23,545,065	26,762,844
Transfers	- 766,697														
Revenue Contributions	- 3,257,557	- 3,483,844	- 3,607,018	- 2,674,608	- 2,770,685	- 2,869,050	- 2,969,394	- 3,071,746	- 3,176,133	- 3,282,585	- 3,391,130	- 3,501,795	- 3,614,610	- 3,729,602	- 3,846,799
Assumed Capital Programme	6,664,602	5,071,872	4,943,138	4,725,779	4,798,418	4,905,196	5,938,686	5,316,809	5,416,350	5,664,955	6,082,573	8,280,383	6,351,124	6,947,380	6,635,041
Closing Balance	**-5,537,621**	**-3,949,594**	**-2,613,473**	**-562,302**	**1,465,431**	**3,501,577**	**6,470,869**	**8,715,932**	**10,956,149**	**13,338,519**	**16,029,962**	**20,808,551**	**23,545,065**	**26,762,844**	**29,551,086**
CFR/Cashflow															
Opening Balance	- 8,319,960	- 9,729,740	- 4,680,493	- 6,173,038	- 8,729,862	- 11,330,166	- 13,974,820	- 16,664,712	- 19,400,745	- 22,183,844	- 25,014,949	- 27,895,020	- 30,825,037	- 33,805,998	- 36,838,923
Less unfinanced capital expediture (internal borrowing)															
Add Voluntary MRP	- 1,409,780	- 1,450,753	- 1,492,545	- 2,556,823	- 2,600,304	- 2,644,654	- 2,689,892	- 2,736,034	- 2,783,099	- 2,831,105	- 2,880,071	- 2,930,017	- 2,980,961	- 3,032,925	- 3,085,927
Less Debt Repaid		6,500,000													
Closing Balance	- 9,729,740	- 4,680,493	- 6,173,038	- 8,729,862	- 11,330,166	- 13,974,820	- 16,664,712	- 19,400,745	- 22,183,844	- 25,014,949	- 27,895,020	- 30,825,037	- 33,805,998	- 36,838,923	- 39,924,850
Net Cashflow	**-15,267,362**	**-8,630,087**	**-8,786,512**	**-9,292,164**	**-9,864,735**	**-10,473,243**	**-10,193,842**	**-10,684,813**	**-11,227,695**	**-11,676,430**	**-11,865,057**	**-10,016,486**	**-10,260,933**	**-10,076,079**	**-10,373,764**

SELBY DISTRICT COUNCIL - HRA 30 YEAR FINANCIAL PLAN (Based on 3	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Worst Case Scenario															
	2034/35	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
KEY ASSUMPTIONS															
Inflation	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Estimated Sales	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25	-25
Estimated New Build	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Rent Increase CPI + 1%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Number of Dwellings (Mid Year Average)	2,827	2,812	2,797	2,782	2,767	2,752	2,737	2,722	2,707	2,692	2,677	2,662	2,647	2,632	2,617
Average Rent - Rent Restructuring	119.38	122.36	125.42	128.56	131.77	135.07	138.44	141.90	145.45	149.09	152.82	156.64	160.55	164.57	168.68
Rent Weeks	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00
Rent Income (£)	-16,196,449	-16,513,258	-16,835,785	-17,164,118	-17,498,344	-17,838,555	-18,184,839	-18,537,289	-18,895,995	-19,261,052	-19,632,550	-20,010,586	-20,395,253	-20,786,647	-21,184,864
Void loss	-404,911	-412,831	-420,895	-429,103	-437,459	-445,964	-454,621	-463,432	-472,400	-481,526	-490,814	-500,265	-509,881	-519,666	-529,622
Provision for Bad & Doubtful Debts	-549,546	-560,295	-571,238	-582,379	-593,719	-605,262	-617,012	-628,970	-641,141	-653,527	-666,132	-678,959	-692,011	-705,291	-718,802
Net Rent Income	-15,241,992	-15,540,132	-15,843,652	-16,152,636	-16,467,167	-16,787,329	-17,113,207	-17,444,886	-17,782,454	-18,125,998	-18,475,604	-18,831,362	-19,193,361	-19,561,690	-19,936,440
% Increase in Rent	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
REVENUE FINANCING															
Dwellings Rents	- 15,241,992	- 15,540,132	- 15,843,652	- 16,152,636	- 16,467,167	- 16,787,329	- 17,113,207	- 17,444,886	- 17,782,454	- 18,125,998	- 18,475,604	- 18,831,362	- 19,193,361	- 19,561,690	- 19,936,440
Garage Rents	- 128,263	- 130,187	- 132,140	- 134,122	- 136,134	- 138,176	- 140,248	- 142,352	- 144,487	- 146,655	- 148,854	- 151,087	- 153,353	- 155,654	- 157,989
Total Resources (£)	**- 15,370,255**	**- 15,670,319**	**- 15,975,792**	**- 16,286,758**	**- 16,603,300**	**- 16,925,504**	**- 17,253,455**	**- 17,587,238**	**- 17,926,942**	**- 18,272,652**	**- 18,624,459**	**- 18,982,449**	**- 19,346,715**	**- 19,717,344**	**- 20,094,428**
REVENUE BUDGET															
Operational Services	2,294,838	2,329,260	2,364,199	2,399,662	2,435,657	2,472,192	2,509,275	2,546,914	2,585,118	2,623,895	2,663,253	2,703,202	2,743,750	2,784,906	2,826,680
Commissioning Contracts & Procurement	140,533	142,641	144,781	146,952	149,157	151,394	153,665	155,970	158,309	160,684	163,094	165,541	168,024	170,544	173,102
Contingency	91,016	92,382	93,767	95,174	96,602	98,051	99,521	101,014	102,529	104,067	105,628	107,213	108,821	110,453	112,110
CEC Recharge from General Fund	3,420,166	3,471,469	3,523,541	3,576,394	3,630,040	3,684,490	3,739,758	3,795,854	3,852,792	3,910,584	3,969,243	4,028,781	4,089,213	4,150,551	4,212,809
Savings Target															
Debt Management Costs	7,281	7,391	7,501	7,614	7,728	7,844	7,962	8,081	8,202	8,325	8,450	8,577	8,706	8,836	8,969
Investment Interest - Notional Sum	- 173,355	- 176,822	- 180,358	- 183,966	- 187,645	- 191,398	- 195,226	- 199,130	- 203,113	- 207,175	- 211,319	- 215,545	- 219,856	- 224,253	- 228,738
Repayment of HRA Reform Loan (Interest)	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,841,905	1,254,150	1,254,150	1,254,150	1,254,150	1,254,150	1,254,150	1,254,150
Contribution to Computer Development Reserve	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Net Service Costs	**7,672,385**	**7,758,225**	**7,845,336**	**7,933,736**	**8,023,443**	**8,114,478**	**8,206,860**	**8,300,608**	**7,807,988**	**7,904,530**	**8,002,500**	**8,101,918**	**8,202,807**	**8,305,188**	**8,409,082**
Net Service Surplus / Deficit before contribution to MRR & CAA	**-7,697,870**	**-7,912,093**	**-8,130,456**	**-8,353,022**	**-8,579,857**	**-8,811,026**	**-9,046,595**	**-9,286,630**	**-10,118,954**	**-10,368,122**	**-10,621,959**	**-10,880,531**	**-11,143,907**	**-11,412,156**	**-11,685,346**
Voluntary MRP for Self-Financing Debt	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	2,281,650	0	0	0	0	0	0	0
Assumed Voluntary MRP for HDP	858,340	913,484	969,731	1,027,103	1,085,622	1,145,312	1,206,195	1,268,297	1,331,640	1,396,250	1,462,152	1,529,372	1,580,649	1,618,954	1,666,830
Assumed HDP Interest	591,651	629,039	667,174	706,072	745,748	786,218	827,497	869,602	912,548	956,354	1,001,035	1,046,611	1,079,094	1,100,890	1,130,253
Net Resources Transferred to Major repairs Reserve	- 3,966,229	- 4,087,920	- 4,211,901	- 4,338,197	- 4,466,836	- 4,597,846	- 4,731,253	- 4,867,082	- 7,874,766	- 8,015,519	- 8,158,772	- 8,304,548	- 8,484,165	- 8,692,312	- 8,888,263
Major Repairs Reserve															
Opening Balance	29,551,086	32,356,331	32,113,611	31,802,009	31,595,020	31,372,199	31,703,746	36,525,146	35,888,548	32,346,653	28,936,040	25,466,121	21,683,787	17,852,937	13,658,488
Transfers															
Revenue Contributions	- 3,966,229	- 4,087,920	- 4,211,901	- 4,338,197	- 4,466,836	- 4,597,846	- 4,731,253	- 4,867,082	- 7,874,766	- 8,015,519	- 8,158,772	- 8,304,548	- 8,484,165	- 8,692,312	- 8,888,263
Assumed Capital Programme	6,771,475	3,845,201	3,900,299	4,131,208	4,244,015	4,929,394	9,552,652	4,230,485	4,332,870	4,604,906	4,688,853	4,522,214	4,653,315	4,497,863	5,337,135
Closing Balance	**32,356,331**	**32,113,611**	**31,802,009**	**31,595,020**	**31,372,199**	**31,703,746**	**36,525,146**	**35,888,548**	**32,346,653**	**28,936,040**	**25,466,121**	**21,683,787**	**17,852,937**	**13,658,488**	**10,107,360**
CFR/Cashflow															
Opening Balance	- 39,924,850	- 43,064,840	- 46,259,974	- 49,511,356	- 52,820,109	- 56,187,381	- 59,614,343	- 63,102,188	- 49,859,135	- 51,190,774	- 52,587,024	- 54,049,176	- 55,578,548	- 57,159,197	- 58,778,151
Less unfinanced capital expediture (internal borrowing)															
Add Voluntary MRP	- 3,139,990	- 3,195,134	- 3,251,381	- 3,308,753	- 3,367,272	- 3,426,962	- 3,487,845	- 3,549,947	- 1,331,640	- 1,396,250	- 1,462,152	- 1,529,372	- 1,580,649	- 1,618,954	- 1,666,830
Less Debt Repaid								16,793,000							
Closing Balance	- 43,064,840	- 46,259,974	- 49,511,356	- 52,820,109	- 56,187,381	- 59,614,343	- 63,102,188	- 49,859,135	- 51,190,774	- 52,587,024	- 54,049,176	- 55,578,548	- 57,159,197	- 58,778,151	- 60,444,981
Net Cashflow	**-10,708,509**	**-14,146,363**	**-17,709,346**	**-21,225,088**	**-24,815,182**	**-27,910,596**	**-26,577,043**	**-13,970,586**	**-18,844,122**	**-23,650,984**	**-28,583,055**	**-33,894,761**	**-39,306,260**	**-45,119,663**	**-50,337,620**

Appendix C

HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME - DECENT HOMES + (15 Year Programme)

	Revised Programme **2019/20** £	Estimated Programme **2020/21** £	Estimated Programme **2021/22** £	Estimated Programme **2022/23** £	Estimated Programme **2023/24** £	Estimated Programme **2024/25** £	Estimated Programme **2025/26** £	Estimated Programme **2026/27** £	Estimated Programme **2027/28** £	Estimated Programme **2028/29** £	Estimated Programme **2029/30** £	Estimated Programme **2030/31** £	Estimated Programme **2031/32** £	Estimated Programme **2032/33** £	Estimated Programme **2033/34** £
PROJECTS															
Safety															
Electrical Rewires	240,000.00	533,140.40	543,803.21	554,679.27	565,772.86	577,088.31	588,630.08	600,402.68	612,410.74	624,658.95	637,152.13	649,895.17	662,893.08	676,150.94	689,673.96
Fire Risk Assessments	100,000.00	51,000.00													
Asbestos Assessments	120,000.00	122,400.00	124,848.00												
Energy Efficiency															
Central Heating - Gas	526,773.00	413,916.00	422,194.32	430,638.21	439,250.97	448,035.99	1,426,622.55	724,590.92	802,352.34	990,492.72	981,046.71	795,510.88	864,687.26	738,390.66	1,014,415.27
Central Heating - Solid Fuel / Systems	75,000.00	76,500.00	78,030.00	79,590.60	81,182.41	82,806.06	84,462.18	86,151.43	87,874.45	89,631.94	91,424.58	93,253.07	95,118.13	97,020.50	98,960.91
Roof Replacements	1,111,805.00	1,028,874.00	1,049,451.48	1,070,440.51	1,091,849.32	1,113,686.31	1,135,960.03	1,158,679.23	1,181,852.82	1,205,489.87	1,229,599.67	1,254,191.66	1,279,275.50	1,304,861.01	1,330,958.23
Energy Efficiency Programme	150,000.00														
Planned and/or cyclical															
Damp Surveys & Works	348,110.00	224,400.00	228,888.00	233,465.76	238,135.08	242,897.78	247,755.73	252,710.85	257,765.06	262,920.37	268,178.77	273,542.35	279,013.19	284,593.46	290,285.33
Door & Window Replacements	687,563.00														
Window Replacements		567,732.00	579,086.64	590,668.37	602,481.74	614,531.38	626,822.00	639,358.44	652,145.61	665,188.52	678,492.29	692,062.14	705,903.38	1,441,853.95	766,089.37
Kitchen Replacements	305,076.00	371,076.00	378,497.52	386,067.47	393,788.82	401,664.60	409,697.89	417,891.85	426,249.68	434,774.68	443,470.17	2,746,365.17	830,444.73	847,053.62	863,994.69
Door Replacement		172,114.80	175,557.10	179,068.24	182,649.60	186,302.59	190,028.65	193,829.22	197,705.80	201,659.92	205,693.12	465,196.06	429,984.70	438,584.39	447,356.08
Void Property Repairs	145,000.00	138,036.60	130,736.66	123,089.52	115,084.19	106,709.41	97,953.61	88,804.89	79,251.04	69,279.52	58,877.43	48,031.55	36,728.28	24,953.67	12,693.39
Fencing & Gates	60,830.00	40,800.00	41,616.00	42,448.32	43,297.29	44,163.23	45,046.50	45,947.43	46,866.38	47,803.70	48,759.78	49,734.97	50,729.67	51,744.27	52,779.15
Bathroom Replacements	134,400.00	522,076.80	532,518.34	543,168.70	554,032.08	565,112.72	576,414.97	587,943.27	599,702.14	611,696.18	623,930.10	636,408.71	649,136.88	662,119.62	675,362.01
Pointing Works	575,461.00	306,000.00	312,120.00	318,362.40	324,729.65	331,224.24	337,848.73	344,605.70	351,497.81	358,527.77	365,698.33	373,012.29	380,472.54	388,081.99	395,843.63
Pre Paint & Cyclical Repairs	418,966.00														
Laurie Backhouse Court Refurbishment	38,231.00														
Aids & Adaptations		183,600.00	187,272.00	191,017.44	194,837.79	198,734.54	202,709.24	206,763.42	210,898.69	215,116.66	219,419.00	223,807.38	228,283.52	232,849.19	237,506.18
Community Centre Refurbishment	78,000.00					33,122.42					36,569.83				
Sheltered Homes Adaption	249,799.00	153,000.00									201,134.08	186,506.15			
Investment															
Empty Homes Programme	1,300,000.00	700,000.00													
Estate Enhancements	224,412.00										121,899.44				
Ousegate Refurbishment	55,804.00														
St Wilfrids Court Refurbishment	113,000.00														
New Build Projects	3,479,400.00														
Environmental Improvement Plan	145,710.00														
Co Detection Installation Programme	226,600.00														
Co Detection Replacement Programme		38,556.00	39,327.12				42,568.94	43,420.32				46,999.55	47,939.54		
Communal Area Refurbishment Programme	230,000.00	234,600.00	239,292.00	244,077.84	248,959.40	253,938.58	259,017.36	264,197.70	269,481.66	274,871.29	280,368.72	285,976.09	291,695.61	297,529.53	303,480.12
Footpath Repairs	184,062.00	175,950.00	179,469.00	183,058.38	186,719.55	190,453.94	194,263.02	198,148.28	202,111.24	206,153.47	210,276.54	214,482.07	218,771.71	223,147.14	227,610.09
Sewage Pumping Station Replacement Programme	120,000.00	122,400.00	124,848.00												
TOTAL	11,444,002.00	6,176,172.60	5,367,555.38	5,169,841.03	5,262,770.73	5,390,472.11	6,465,801.47	5,853,445.62	5,978,165.47	6,258,265.56	6,701,990.69	9,034,975.27	7,051,077.73	7,708,933.94	7,407,008.39
SUMMARY OF FUNDING															
Revenue Contributions	6,664,602.00	5,476,172.60	5,367,555.38	5,169,841.03	5,262,770.73	5,390,472.11	6,465,801.47	5,853,445.62	5,978,165.47	6,258,265.56	6,701,990.69	9,034,975.27	7,051,077.73	7,708,933.94	7,407,008.39
Borrowing	2,900,000.00														
Capital Receipts	779,400.00	280,000.00													
HCA Grant Funding	390,000.00	210,000.00													
S.106 Commuted Sums - affordable housing subsidy	710,000.00	210,000.00													
TOTAL	**11,444,002.00**	**6,176,172.60**	**5,367,555.38**	**5,169,841.03**	**5,262,770.73**	**5,390,472.11**	**6,465,801.47**	**5,853,445.62**	**5,978,165.47**	**6,258,265.56**	**6,701,990.69**	**9,034,975.27**	**7,051,077.73**	**7,708,933.94**	**7,407,008.39**

HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME - DECENT HOMES + (15 Year Programme)

	Estimated Programme **2034/35** £	Estimated Programme **2035/36** £	Estimated Programme **2036/37** £	Estimated Programme **2037/38** £	Estimated Programme **2038/39** £	Estimated Programme **2039/40** £	Estimated Programme **2040/41** £	Estimated Programme **2041/42** £	Estimated Programme **2042/43** £	Estimated Programme **2043/44** £	Estimated Programme **2044/45** £	Estimated Programme **2045/46** £	Estimated Programme **2046/47** £	Estimated Programme **2047/48** £	Estimated Programme **2048/49** £
PROJECTS															
Safety															
Electrical Rewires	703,467.44						4,166,718.35	114,402.50	116,690.55	119,024.36	121,404.84	123,832.94	126,309.60	128,835.79	427,090.65
Fire Risk Assessments															
Asbestos Assessments															
Energy Efficiency															
Central Heating - Gas	1,034,703.58	1,503,200.35	1,533,264.35	1,563,929.64	1,595,208.23	1,627,112.40	1,304,988.72	347,845.43	439,954.89	680,368.96	654,601.79	391,579.84	471,100.67	287,268.99	644,631.62
Central Heating - Solid Fuel / Systems	100,940.13	102,958.93	105,018.11	107,118.47	109,260.84	111,446.05	113,674.98	115,948.48	118,267.44	120,632.79	123,045.45	125,506.36	128,016.49	130,576.82	133,188.35
Roof Replacements	1,357,577.39														
Energy Efficiency Programme															
Planned and/or cyclical															
Damp Surveys & Works	296,091.03	302,012.86	308,053.11	314,214.17	320,498.46	326,908.43	333,446.60	340,115.53	346,917.84	353,856.19	360,933.32	368,151.99	375,515.02	383,025.33	390,685.83
Door & Window Replacements															
Window Replacements	777,373.55	32,946.86	29,405.07	34,277.91	30,593.03	35,662.74	686,596.85	700,328.79	941,408.86	960,237.04	979,441.78	999,030.61	1,019,011.23	1,039,391.45	1,060,179.28
Kitchen Replacements	881,274.59	399,480.64	407,470.25	651,280.29	664,305.89	677,592.01	691,143.85	704,966.73	719,066.06	733,447.39	748,116.33	763,078.66	778,340.23	793,907.04	809,785.18
Door Replacement	456,303.20	233,785.41	238,461.11	243,230.34	287,865.89	293,623.21	319,199.33	325,583.32	332,094.99	338,736.88	345,511.62	352,421.85	359,470.29	366,659.70	373,992.89
Void Property Repairs															
Fencing & Gates	53,834.73	54,911.43	56,009.66	57,129.85	58,272.45	59,437.90	60,626.65	61,839.19	63,075.97	64,337.49	65,624.24	66,936.72	68,275.46	69,640.97	71,033.79
Bathroom Replacements	688,869.25						742,676.51	64,931.15	66,229.77	67,554.36	68,905.45	70,283.56	71,689.23	73,123.02	318,231.37
Pointing Works	403,760.50	411,835.71	420,072.43	428,473.87	437,043.35	445,784.22	454,699.90	463,793.90	473,069.78	482,531.17	492,181.80	502,025.43	512,065.94	522,307.26	532,753.41
Pre Paint & Cyclical Repairs															
Laurie Backhouse Court Refurbishment															
Aids & Adaptations	242,256.30	247,101.43	252,043.46	257,084.32	262,226.01	267,470.53	272,819.94	278,276.34	283,841.87	289,518.70	295,309.08	301,215.26	307,239.57	313,384.36	319,652.04
Community Centre Refurbishment	40,376.05					44,578.42					49,218.18				
Sheltered Homes Adaption						245,181.32	227,349.95								
Investment															
Empty Homes Programme															
Estate Enhancements						148,594.74									
Ousegate Refurbishment															
St Wilfrids Court Refurbishment															
New Build Projects															
Environmental Improvement Plan															
Co Detection Installation Programme															
Co Detection Replacement Programme		51,891.30	52,929.13				57,292.19	58,438.03				63,255.20	64,520.31		
Communal Area Refurbishment Programme	309,549.72	315,740.71	322,055.53	328,496.64	335,066.57	341,767.90	348,603.26	355,575.32	362,686.83	369,940.57	377,339.38	384,886.17	392,583.89	400,435.57	408,444.28
Footpath Repairs	232,162.29	236,805.53	241,541.64	246,372.48	251,299.93	256,325.93	261,452.44	266,681.49	272,015.12	277,455.43	283,004.53	288,664.62	294,437.92	300,326.68	306,333.21
Sewage Pumping Station Replacement Programme						178,313.69	181,879.96	185,517.56							
TOTAL	7,578,539.75	3,892,671.15	3,966,323.84	4,231,607.98	4,351,640.65	5,059,799.48	10,223,169.49	4,384,243.75	4,535,319.97	4,857,641.34	4,964,637.80	4,800,869.23	4,968,575.84	4,808,882.96	5,796,001.90
SUMMARY OF FUNDING															
Revenue Contributions	7,578,539.75	3,892,671.15	3,966,323.84	4,231,607.98	4,351,640.65	5,059,799.48	10,223,169.49	4,384,243.75	4,535,319.97	4,857,641.34	4,964,637.80	4,800,869.23	4,968,575.84	4,808,882.96	5,796,001.90
Borrowing															
Capital Receipts															
HCA Grant Funding															
S.106 Commuted Sums - affordable housing subsidy															
TOTAL	**7,578,539.75**	**3,892,671.15**	**3,966,323.84**	**4,231,607.98**	**4,351,640.65**	**5,059,799.48**	**10,223,169.49**	**4,384,243.75**	**4,535,319.97**	**4,857,641.34**	**4,964,637.80**	**4,800,869.23**	**4,968,575.84**	**4,808,882.96**	**5,796,001.90**