

## APPENDIX C

### HRA FINANCIAL MODEL 2018/19-2023/24

	Revised 2018/19	Forecast Budget 19/20	Forecast Budget 20/21	Forecast Budget 21/22	Forecast Budget 22/23	Forecast Budget 23/24
			2.9%	3%	3%	3%
	£000	£000	£000	£000	£000	£000
<b>Rent uplift</b>						
Base rents @ 100% collection	-23,085	-22,618	23,274	23,972	24,691	25,432
Garages	-483	-493	-507	-523	-538	-554
Voids	280	339	349	360	370	381
RTB (compound impact shown here rather than reducing base rents following year)	-	199	404	615	832	1,056
1-4-1 purchases let at social rent	-	-263	-271	-279	-287	-296
<b>Sub total</b>	<b>-23,288</b>	<b>-22,836</b>	<b>-23,299</b>	<b>-23,799</b>	<b>-24,314</b>	<b>-24,844</b>
<b>S&amp;M</b>						
head of service	104	106	108	110	112	115
HRA interim mgmt	426	-	-	-	-	-
Database and housing team	189	197	201	205	209	213
St Davids house	603	620	632	644	657	670
Locality	1,608	1,342	1,367	1,395	1,423	1,451
	<b>2,930</b>	<b>2,265</b>	<b>2,308</b>	<b>2,354</b>	<b>2,401</b>	<b>2,449</b>
<b>Policy and management</b>						
Professional fees	139	139	142	144	147	150
ICT	76	79	81	82	84	85
Recharge	5160	5,324	5,425	5,534	5,644	5,757
	<b>5,375</b>	<b>5,542</b>	<b>5,647</b>	<b>5,760</b>	<b>5,875</b>	<b>5,993</b>
<b>Communal services</b>						
St Davids	-462	-467	-476	-485	-495	-505
Other	-164	-157	-160	-163	-166	-170
expenditure	411	424	432	441	450	459
lifeline	15	28	29	29	30	30
	<b>-200</b>	<b>-172</b>	<b>-175</b>	<b>-179</b>	<b>-182</b>	<b>-186</b>
<b>R&amp;M</b>						
Responsive repairs	2,731	2,800	2,853	2,910	2,968	3,028
Voids	1,260	1,500	1,529	1,559	1,590	1,622
Safety checks	390	390	397	405	413	422
Gas	830	635	647	660	673	687
	<b>5,211</b>	<b>5,325</b>	<b>5,426</b>	<b>5,535</b>	<b>5,645</b>	<b>5,758</b>
Rents, rates and taxes	149	152	152	152	152	152
depreciation	6,129	6,208	6,208	6,208	6,208	6,208
Interest	4,179	4,179	4,179	4,179	4,179	4,179
	<b>10,457</b>	<b>10,539</b>	<b>10,539</b>	<b>10,539</b>	<b>10,539</b>	<b>10,539</b>
<b>Deficit /Surplus (-)</b>	<b>485</b>	<b>663</b>	<b>446</b>	<b>210</b>	<b>-35</b>	<b>-291</b>

Rental increased by CPI+1%  
Increase garage rents by CPI + 1%

Financial impact of loss of rental from current voids levels

Financial impact of loss of rental from current RTB levels  
New Build properties built and let at social rent

Assuming HRA interim management ends by 19/20