

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

**APPENDIX D**

	Revised 2018/19	Forecast Budget 19/20	Forecast Budget 20/21	Forecast Budget 21/22	Forecast Budget 22/23	Forecast Budget 23/24	
<b>Rent uplift</b>			2.9%	3%	3%	3%	
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	
Base rents @ 100% collection	-23,085	-22,618	-23,274	-23,972	-24,691	-25,432	Rental increased by CPI+1%
Garages	-483	-518	-544	-571	-599	-629	Increase garage rents by 5%
Voids	280	339	349	360	370	381	Financial impact of loss of rental from current voids levels
RTB (compound impact shown here rather than reducing base rents following year)	-	199	404	615	832	1,056	Financial impact of loss of rental from current RTB levels
new build purchases let at affordable rent	-	-377	-388	-399	-411	-424	New Build properties built and let at affordable rent
<b>Sub total</b>	<b>-23,288</b>	<b>-22,974</b>	<b>-23,452</b>	<b>-23,968</b>	<b>-24,499</b>	<b>-25,047</b>	
<b>S&amp;M</b>							
head of service	104	106	108	110	112	115	
HRA interim mgmt	426	-	-	-	-	-	Assuming HRA interim management ends by 19/20
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 expenditure	-164	-157	-160	-163	-166	-170	
lifecycle	411	424	432	441	450	459	
	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	4,343	4,343	4,343	4,343	
	<b>10,457</b>	<b>10,539</b>	<b>10,703</b>	<b>10,703</b>	<b>10,703</b>	<b>10,703</b>	
	23,773	23,499	23,909	24,173	24,442	24,717	
<b>Deficit /Surplus (-)</b>	<b>485</b>	<b>525</b>	<b>457</b>	<b>205</b>	<b>-57</b>	<b>-330</b>	