

Appendix 1

This report is PUBLIC –
[NOT PROTECTIVELY MARKED]

30-year Business Plan 2021-2022 to 2050-2051

REVENUE ACCOUNT	Years	Years	Years	Years	Years	Years
	1 - 5	6-10	11 - 15	16 - 20	21 - 25	26 - 30
	£M	£M	£M	£M	£M	£M
Income						
Dwelling Rents	(498)	(544)	(584)	(631)	(678)	(749)
Other Rents	(3)	(3)	(4)	(4)	(5)	(4)
Service Charges	(32)	(36)	(40)	(44)	(48)	(55)
	(533)	(583)	(628)	(679)	(731)	(808)
Expenditure						
Management and Maintenance (net of retained surpluses)	265	284	307	329	354	379
Depreciation and provision for redemption of debt	204	211	200	195	201	224
Net Financing Costs	64	88	121	155	176	205
	533	583	628	679	731	808
Balance	-	-	-	-	-	-

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CAPITAL ACCOUNT	Years	Years	Years	Years	Years	Years
	1 - 5	6-10	11 - 15	16 - 20	21 - 25	26 - 30
	£M	£M	£M	£M	£M	£M
Expenditure						
Capital Expenditure	403	381	412	376	329	454
Financing						
Major Repairs Reserve	(104)	(118)	(122)	(131)	(141)	(151)
Grants, Contributions and Receipts	(31)	(23)	(18)	(18)	(18)	(18)
Borrowing	(268)	(240)	(272)	(227)	(170)	(285)
	(403)	(381)	(412)	(376)	(329)	(454)
Balance	-	-	-	-	-	-

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Medium term Business Plan 2022-2023 – 2026-2027

REVENUE ACCOUNT	2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2027
	Forecast	Budget	Forecast	Forecast	Forecast	Forecast
	£000	£000	£000	£000	£000	£000
Income						
Dwelling Rents	(89,745)	(93,126)	(96,526)	(102,317)	(102,331)	(103,991)
Other Rents	(644)	(564)	(585)	(606)	(617)	(628)
Service Charges	(5,995)	(6,143)	(6,327)	(6,577)	(6,583)	(6,714)
	(96,384)	(99,833)	(103,438)	(109,500)	(109,531)	(111,333)
Expenditure						
Repairs and maintenance	26,823	27,530	27,584	27,991	28,534	28,964
Supervision and management	21,014	21,400	21,769	22,025	22,453	22,791
Rents, rates and taxes	1,029	800	824	840	857	874
Increase in provision for bad debts	1,500	2,000	2,069	2,190	2,191	2,227
Depreciation of fixed assets	19,160	20,388	20,858	21,202	21,623	21,937
Capital Financing	5,336	2,990	2,289	-	-	-
Interest Payable	10,019	10,233	11,504	13,051	14,231	15,059
	84,881	85,341	86,897	87,299	89,889	91,852
Surplus/deficit for the year	(11,503)	(14,492)	(16,541)	(22,201)	(19,642)	(19,481)
Provision for the redemption of debt	11,503	14,492	16,541	22,201	19,642	19,481
Balance	-	-	-	-	-	-

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CAPITAL ACCOUNT	2021-	2022-	2023-	2024-	2025-	2026-
	2022	2023	2024	2025	2026	2027
	Budget	Budget	Budget	Budget	Budget	Budget
	£000	£000	£000	£000	£000	£000
Expenditure						
Capital Expenditure	54,900	84,663	88,488	84,560	68,760	76,260
	54,900	84,663	88,488	84,560	68,760	76,260
Financing						
Major Repairs Reserve	(19,160)	(20,002)	(20,464)	(20,801)	(21,214)	(21,522)
Grants, Contributions and Receipts	(12,592)	(9,990)	(7,749)	(4,460)	(4,460)	(3,750)
Borrowing	(23,148)	(54,671)	(60,275)	(59,299)	(43,086)	(50,988)
	(54,900)	(84,663)	(88,488)	(84,560)	(68,760)	(76,260)
Balance	-	-	-	-	-	-

