

HRA Business Plan - Planning Assumptions

Section 1 - Income

Year	CPI Sept	CPI	April	Rent Increase / Decrease
2017/18		Included in Base Budgets		
2018/19	2017	2.00%	2018	-1.00%
2019/20	2018	3.00%	2019	-1.00%
2020/21	2019	4.00%	2020	5.00%
2021/22	2020	2.00%	2021	3.00%
2022/23	2021	2.00%	2022	3.00%
2023/24	2022	2.00%	2023	3.00%
2024/25	2023	2.00%	2024	3.00%
2025/26	2024	2.00%	2025	2.00%
2026/27	2025	2.00%	2026	2.00%
2027/28 to 2046/47	2026 to 2045	2.00%	2027 to 2046	2.00%

Section 2 - Expenditure

Year	Base CPI	Additional Provision Management	Additional Provision Repairs	Additional Provision Major Works
2017/18		Included in Base Budgets		
2018/19	2.00%	0.00%	0.00%	0.00%
2019/20	3.00%	0.00%	0.00%	0.00%
2020/21	4.00%	0.00%	1.00%	1.00%
2021/22	2.00%	0.00%	1.00%	1.00%
2022/23	2.00%	0.00%	1.00%	1.00%
2023/24 to 2036/37	2.00%	0.00%	1.00%	1.00%
2037/38 to 2046/47	2.00%	0.00%	1.00%	1.00%

Section 3 - Stock

Year	Opening Stock 01/04/2015	Right to Buy	Estate Regeneration & New Build (Reductions)	Estate Regeneration & New Build (Additions)	Closing Stock
2017/18	16,252	(100)	0	0	16,152
2018/19	16,152	(100)	0	0	16,052
2019/20	16,052	(75)	0	50	16,027
2021/22	16,027	(75)	0	99	16,051

Section 4 - Borrowing

Year	New Loans	Average Interest Rate	Interest on Investments
2017/18	2.50%	3.21%	0.25%
2018/19	2.50%	3.16%	0.25%
2019/20	2.50%	3.14%	0.25%
2020/21	2.50%	3.28%	0.25%
2021/22	2.50%	3.30%	0.25%
2022/23	2.50%	3.31%	0.25%
2023/24	2.50%	3.31%	0.25%

Section 5 - Other

Provision for Voids loss 1.06% 2017-18 onwards

Provision for Bad Debts 1.00% of rent income per annum.