

	2035.36	2036.37	2037.38	2038.39	2039.40	2040.41	2041.42	2042.43	2043.44	2044.45
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
INCOME AND EXPENDITURE ACCOUNT										
Income										
Dwelling Rents	113,345	116,550	119,845	123,233	126,717	130,299	133,982	137,769	141,662	145,665
Voids	-2,259	-2,323	-2,389	-2,456	-2,526	-2,597	-2,671	-2,746	-2,824	-2,904
Net Rents	111,086	114,227	117,456	120,777	124,191	127,702	131,311	135,022	138,838	142,761
Non Dwelling Rents	1,667	1,717	1,768	1,821	1,876	1,932	1,990	2,050	2,111	2,175
Charges for services and facilities (net of voids)	3,493	3,598	3,706	3,817	3,931	4,049	4,171	4,296	4,425	4,557
Contribution towards expenditure	2,126	2,189	2,255	2,323	2,392	2,464	2,538	2,614	2,693	2,773
Other Income	186	188	191	193	196	198	201	204	206	209
Expenditure										
Repairs and maintenance	-31,080	-31,372	-31,667	-31,965	-32,265	-32,568	-32,875	-33,184	-33,496	-33,810
Supervision and management	-11,642	-11,889	-12,141	-12,398	-12,659	-12,927	-13,199	-13,477	-13,761	-14,050
Special services	-23,248	-23,713	-24,187	-24,671	-25,165	-25,668	-26,181	-26,705	-27,239	-27,784
Rents, rates, taxes and other charges	-624	-637	-650	-663	-676	-689	-703	-717	-732	-746
(Increase)/decrease in provision for bad debts	-893	-911	-929	-948	-967	-986	-1,006	-1,026	-1,047	-1,068
Depreciation and impairment of fixed assets	-22,124	-22,529	-22,943	-23,364	-23,792	-24,228	-24,673	-25,125	-25,585	-26,054
Debt management costs	0	0	0	0	0	0	0	0	0	0
Other Expenditure	0	0	0	0	0	0	0	0	0	0
Net cost of services	28,945	30,867	32,859	34,923	37,062	39,278	41,574	43,952	46,414	48,963
Interest payable incl amortisation	-18,480	-18,780	-19,094	-19,279	-19,461	-19,639	-19,738	-19,697	-19,515	-19,269
HRA Share of Pension Costs	0	0	0	0	0	0	0	0	0	0
HRA investment income	0	0	0	0	0	0	0	0	0	0
Surplus / (deficit) for the year	10,465	12,087	13,765	15,645	17,602	19,639	21,836	24,254	26,899	29,695
STATEMENT OF MOVEMENT ON THE HRA BALANCE										
Surplus / (deficit) for the year	10,465	12,087	13,765	15,645	17,602	19,639	21,836	24,254	26,899	29,695
Capital Expenditure funded by the HRA	-8,861	-10,976	-10,184	-5,734	-16,491	-10,198	-19,824	-20,343	-21,621	-22,569
Transfer to Major Repairs Reserve	0	0	0	0	0	0	0	0	0	0
Transfer to or from Revenue Reserve	0	0	0	0	0	0	0	0	0	0
Provision for repayment of loans	-1,605	-1,111	-3,580	-9,911	-1,111	-7,441	-1,972	-3,952	-5,149	-7,078
Increase/(decrease) in the HRA balance	0	0	0	0	0	2,000	40	-40	129	48
HRA Balance Brought Forward	10,000	10,000	10,000	10,000	10,000	10,000	12,000	12,040	12,000	12,129
HRA Balance Carried Forward	10,000	10,000	10,000	10,000	10,000	12,000	12,040	12,000	12,129	12,177

	2045.46	2046.47	2047.48	2048.49	2049.50	2050.51	2051.52	2052.53	2053.54	2054.55
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
INCOME AND EXPENDITURE ACCOUNT										
Income										
Dwelling Rents	149,781	154,014	158,365	162,839	167,439	172,168	177,031	182,030	187,171	190,949
Voids	-2,986	-3,071	-3,157	-3,247	-3,339	-3,433	-3,530	-3,630	-3,732	-3,819
Net Rents	146,795	150,943	155,207	159,592	164,100	168,735	173,501	178,401	183,438	187,130
Non Dwelling Rents	2,240	2,307	2,376	2,448	2,521	2,597	2,675	2,755	2,837	2,923
Charges for services and facilities (net of voids)	4,694	4,835	4,980	5,129	5,283	5,442	5,605	5,773	5,946	6,125
Contribution towards expenditure	2,857	2,942	3,030	3,121	3,215	3,311	3,411	3,513	3,619	3,727
Other Income	212	214	217	220	223	226	229	232	235	238
Expenditure										
Repairs and maintenance	-34,825	-35,869	-36,946	-38,054	-39,195	-40,371	-41,583	-42,830	-44,115	-45,438
Supervision and management	-14,345	-14,646	-14,953	-15,266	-15,585	-15,911	-16,243	-16,582	-16,928	-17,280
Special services	-28,339	-28,906	-29,484	-30,074	-30,675	-31,289	-31,915	-32,553	-33,204	-33,868
Rents, rates, taxes and other charges	-761	-776	-792	-808	-824	-840	-857	-874	-892	-910
(Increase)/decrease in provision for bad debts	-1,089	-1,111	-1,133	-1,156	-1,179	-1,202	-1,226	-1,251	-1,276	-1,301
Depreciation and impairment of fixed assets	-26,532	-27,018	-27,513	-28,017	-28,530	-29,052	-29,584	-30,125	-30,677	-31,238
Debt management costs	0	0	0	0	0	0	0	0	0	-272
Other Expenditure	0	0	0	0	0	0	0	0	0	0
Net cost of services	50,907	52,915	54,991	57,137	59,354	61,645	64,012	66,458	68,984	69,835
Interest payable incl amortisation	-18,943	-18,552	-18,092	-17,556	-16,991	-16,114	-15,795	-15,052	-14,167	-13,302
HRA Share of Pension Costs	0	0	0	0	0	0	0	0	0	0
HRA investment income	0	0	0	0	0	0	0	0	0	0
Surplus / (deficit) for the year	31,964	34,363	36,899	39,580	42,363	45,531	48,218	51,406	54,818	56,533
STATEMENT OF MOVEMENT ON THE HRA BALANCE										
Surplus / (deficit) for the year	31,964	34,363	36,899	39,580	42,363	45,531	48,218	51,406	54,818	56,533
Capital Expenditure funded by the HRA	-23,550	-24,566	-25,619	-26,709	-27,838	-29,006	-30,216	-31,469	-32,765	-34,107
Transfer to Major Repairs Reserve	0	0	0	0	0	0	0	0	0	0
Transfer to or from Revenue Reserve	0	0	0	0	0	0	0	0	0	0
Provision for repayment of loans	-8,381	-9,762	-11,244	-12,832	-12,533	-16,728	-17,876	-19,887	-22,004	-22,405
Increase/(decrease) in the HRA balance	33	35	37	40	1,993	-204	125	50	49	21
HRA Balance Brought Forward	12,177	12,210	12,244	12,281	12,321	14,313	14,109	14,234	14,285	14,333
HRA Balance Carried Forward	12,210	12,244	12,281	12,321	14,313	14,109	14,234	14,285	14,333	14,355

	2055.56	2056.57	2057.58	2058.59	2059.60	2060.61	2061.62	2062.63	2063.64	2064.65
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
INCOME AND EXPENDITURE ACCOUNT										
Income										
Dwelling Rents	196,353	201,909	207,622	213,496	219,535	225,745	232,130	238,694	245,444	252,384
Voids	-3,927	-4,038	-4,152	-4,270	-4,391	-4,515	-4,643	-4,774	-4,909	-5,048
Net Rents	192,426	197,871	203,469	209,226	215,145	221,230	227,487	233,920	240,535	247,336
Non Dwelling Rents	3,010	3,101	3,194	3,289	3,388	3,490	3,594	3,702	3,813	3,928
Charges for services and facilities (net of voids)	6,309	6,498	6,693	6,893	7,100	7,313	7,533	7,759	7,991	8,231
Contribution towards expenditure	3,839	3,954	4,073	4,195	4,321	4,450	4,584	4,721	4,863	5,009
Other Income	241	244	247	250	254	257	260	264	267	270
Expenditure										
Repairs and maintenance	-46,801	-48,206	-49,652	-51,141	-52,675	-54,256	-55,883	-57,560	-59,287	-61,065
Supervision and management	-17,640	-18,007	-18,381	-18,762	-19,151	-19,549	-19,953	-20,367	-20,788	-21,218
Special services	-34,545	-35,236	-35,941	-36,660	-37,393	-38,141	-38,904	-39,682	-40,476	-41,285
Rents, rates, taxes and other charges	-928	-946	-965	-985	-1,004	-1,024	-1,045	-1,066	-1,087	-1,109
(Increase)/decrease in provision for bad debts	-1,328	-1,354	-1,381	-1,409	-1,437	-1,466	-1,495	-1,525	-1,555	-1,587
Depreciation and impairment of fixed assets	-31,810	-32,391	-32,984	-33,587	-34,201	-34,826	-35,463	-36,111	-36,771	-37,443
Debt management costs	-248	-222	-194	-163	-129	-93	-54	-26	-19	-19
Other Expenditure	0	0	0	0	0	0	0	0	0	0
Net cost of services	72,525	75,305	78,178	81,147	84,216	87,385	90,661	94,030	97,487	101,049
Interest payable incl amortisation	-12,295	-11,201	-10,057	-8,756	-7,413	-5,687	-4,062	-2,971	-2,734	-2,842
HRA Share of Pension Costs	0	0	0	0	0	0	0	0	0	0
HRA investment income	0	0	0	0	0	0	0	0	0	0
Surplus / (deficit) for the year	60,229	64,103	68,121	72,391	76,803	81,699	86,599	91,059	94,753	98,207
STATEMENT OF MOVEMENT ON THE HRA BALANCE										
Surplus / (deficit) for the year	60,229	64,103	68,121	72,391	76,803	81,699	86,599	91,059	94,753	98,207
Capital Expenditure funded by the HRA	-35,496	-36,933	-38,421	-39,960	-41,552	-43,199	-44,903	-46,654	-48,490	-50,394
Transfer to Major Repairs Reserve	0	0	0	0	0	0	0	0	0	0
Transfer to or from Revenue Reserve	0	0	0	0	0	0	0	0	0	0
Provision for repayment of loans	-24,680	-27,108	-29,789	-32,208	-35,298	-38,399	-41,732	-46,684	-52,100	-57,994
Increase/(decrease) in the HRA balance	54	62	-89	223	-47	2,101	-36	30,721	46,263	58,113
HRA Balance Brought Forward	14,355	14,408	14,470	14,381	14,605	14,557	16,658	16,622	47,343	93,606
HRA Balance Carried Forward	14,408	14,470	14,381	14,605	14,557	16,658	16,622	47,343	93,606	151,719