

| | 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 | -43,654 | -48,490 | -40,094 |
| 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 | -36,399 | -41,732 | -16,684 | 0 | 0 |
| 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 |