HRA Business Plan - Planning Assumptions

APPENDIX 7

Section 1 - Income

Year	CPI Sept	CPI	April	Rent Increase / Decrease	Garage & Parking Spaces
2016/17	2015	-0.10%	2016	-1.00%	0.00%
2017/18	2016	2.50%	2017	-1.00%	2.50%
2018/19	2017	2.50%	2018	-1.00%	2.50%
2019/20	2018	2.50%	2019	-1.00%	2.50%
2020/21	2019	2.50%	2020	3.50%	2.50%
2021/22	2020	2.50%	2021	3.50%	2.50%
2022/23	2021	2.50%	2022	3.50%	2.50%
2023/24	2022	2.50%	2023	3.50%	2.50%
2024/25	2023	2.50%	2024	3.50%	2.50%
2025/26	2024	2.50%	2025	2.50%	2.50%
2026/27 to 2045/46	2025 to 2044	2.50%	2026 to 2045	2.50%	2.50%

Section 2 - Expenditure

Year	Base RPI	Additional Provision Management	Additional Provision Repairs	Additional Provision Major Works
2015/16		Included in Base Budgets		
2016/17	2.50%	0.00%	1.00%	1.00%
2017/18	2.50%	0.00%	1.00%	1.00%
2018/19	2.50%	0.00%	1.00%	1.00%
2019/20	2.50%	0.00%	1.00%	1.00%
2020/21	2.50%	0.00%	1.00%	1.00%
2021/22	2.50%	0.00%	1.00%	1.00%
2022/23 to 2045/46	2.50%	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
2016/17	16,438	(100)	0	54	16,392
2017/18	16,392	(100)	0	0	16,292
2018/19	16,292	(100)	0	145	16,337
2019/20	16,337	(75)	(87)	0	16,175
2021/22	16,175	(75)	0	0	16,100

Section 4 - Borrowing

Year	New Loans	Average Interest Rate	Interest on Investments
2016/17	4.00%	3.59%	0.25%
2017/18	4.00%	3.62%	0.25%
2018/19	4.00%	3.64%	0.25%
2019/20	4.00%	3.66%	0.25%
2020/21	4.00%	3.83%	0.25%
2021/22	4.00%	3.87%	0.25%
2022/23	4.00%	3.87%	0.25%

Section 5 - Other

Provision for Voids loss	1.58%	2016-17
	1.38%	2017-18 onwards
Provision for Bad Debts	1.00%	of rent income per annum.