

## SELBY DISTRICT COUNCIL - HRA 30 YEAR FINANCIAL PLAN (Based on 30 Year MRP - Original Budget)

|   | 1                     | 2                    | 3                    | 4                    | 5                    | 6                     | 7                     | 8                     | 9                     | 10                    |
|---|-----------------------|----------------------|----------------------|----------------------|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|   | 2019/20               | 2020/21              | 2021/22              | 2022/23              | 2023/24              | 2024/25               | 2025/26               | 2026/27               | 2027/28               | 2028/29               |
| <b>KEY ASSUMPTIONS</b>  |                       |                      |                      |                      |                      |                       |                       |                       |                       |                       |
| Inflation   | 2.00%                 | 2.00%                | 2.00%                | 2.00%                | 2.00%                | 2.00%                 | 2.00%                 | 2.00%                 | 2.00%                 | 2.00%                 |
| Interest Rates  | 0.50%                 | 0.75%                | 1.25%                | 1.50%                | 1.75%                | 2.00%                 | 2.25%                 | 2.50%                 | 2.50%                 | 2.50%                 |
| Estimated Sales   | -20                   | -20                  | -20                  | -20                  | -20                  | -20                   | -20                   | -20                   | -20                   | -20                   |
| Demolitions   |                       |                      |                      |                      |                      |                       |                       |                       |                       |                       |
| Estimated New Build   | 19                    | 20                   | 20                   | 20                   | 20                   | 20                    | 20                    | 20                    | 20                    | 20                    |
| Void Loss   | 2.00%                 | 2.00%                | 2.00%                | 2.00%                | 2.00%                | 2.00%                 | 2.00%                 | 2.00%                 | 2.00%                 | 2.00%                 |
| Provision for Bad Debts   | 1.00%                 | 1.00%                | 1.00%                | 1.00%                | 1.00%                | 1.00%                 | 1.00%                 | 1.00%                 | 1.00%                 | 1.00%                 |
| Provision for Bad Debts - Universal Credit                                | 3.00%                 | 3.00%                | 3.00%                | 3.00%                | 3.00%                | 3.00%                 | 3.00%                 | 3.00%                 | 3.00%                 | 3.00%                 |
| Fees & Charges  | 2.90%                 | 2.00%                | 2.00%                | 2.00%                | 2.00%                | 2.00%                 | 2.00%                 | 2.00%                 | 2.00%                 | 2.00%                 |
| Rent Increase CPI + 1%  | -1.00%                | 3.00%                | 3.00%                | 3.00%                | 3.00%                | 3.00%                 | 3.00%                 | 3.00%                 | 3.00%                 | 3.00%                 |
| Number of Dwellings (Mid Year Average)                                    | 3,045                 | 3,044                | 3,044                | 3,044                | 3,044                | 3,044                 | 3,044                 | 3,044                 | 3,044                 | 3,044                 |
| Average Rent - Rent Restructuring   | 82.43                 | 84.90                | 87.45                | 90.07                | 92.77                | 95.56                 | 98.42                 | 101.38                | 104.42                | 107.55                |
| Rent Weeks  | 48.00                 | 48.00                | 48.00                | 48.00                | 48.00                | 48.00                 | 48.00                 | 48.00                 | 48.00                 | 48.00                 |
| Rent Income (£)   | -12,045,611           | -12,404,941          | -12,777,090          | -13,160,402          | -13,555,214          | -13,961,871           | -14,380,727           | -14,812,149           | -15,256,513           | -15,714,208           |
| Void loss   | -240,912              | -248,099             | -255,542             | -263,208             | -271,104             | -279,237              | -287,615              | -296,243              | -305,130              | -314,284              |
| Provision for Bad & Doubtful Debts  | -259,703              | -267,451             | -275,474             | -283,738             | -292,250             | -301,018              | -310,048              | -319,350              | -328,930              | -338,798              |
| Net Rent Income   | -11,544,995           | -11,889,392          | -12,246,074          | -12,613,456          | -12,991,859          | -13,381,615           | -13,783,064           | -14,196,556           | -14,622,452           | -15,061,126           |
| % Increase in Rent  | -1.00                 | 3.00                 | 3.00                 | 3.00                 | 3.00                 | 3.00                  | 3.00                  | 3.00                  | 3.00                  | 3.00                  |
| <b>REVENUE FINANCING</b>  |                       |                      |                      |                      |                      |                       |                       |                       |                       |                       |
| Dwellings Rents   | -11,544,995           | -11,889,392          | -12,246,074          | -12,613,456          | -12,991,859          | -13,381,615           | -13,783,064           | -14,196,556           | -14,622,452           | -15,061,126           |
| Garage Rents  | -102,591              | -104,643             | -106,736             | -108,871             | -111,048             | -113,269              | -115,534              | -117,845              | -120,202              | -122,606              |
| <b>Total Resources (£)</b>  | <b>-11,647,586</b>    | <b>-11,994,035</b>   | <b>-12,352,810</b>   | <b>-12,722,327</b>   | <b>-13,102,908</b>   | <b>-13,494,884</b>    | <b>-13,898,598</b>    | <b>-14,314,401</b>    | <b>-14,742,654</b>    | <b>-15,183,732</b>    |
| <b>REVENUE BUDGET</b>   |                       |                      |                      |                      |                      |                       |                       |                       |                       |                       |
| Operational Services  | 1,824,651             | 1,960,653            | 2,000,226            | 2,040,231            | 2,081,035            | 2,122,656             | 2,165,109             | 2,208,411             | 2,252,579             | 2,297,631             |
| Commissioning Contracts & Procurement                                     | 108,720               | 112,070              | 115,530              | 117,841              | 120,197              | 122,601               | 125,053               | 127,554               | 130,106               | 132,708               |
| Contingency   | 75,000                | 75,000               | 75,000               | 76,500               | 78,030               | 79,591                | 81,182                | 82,806                | 84,462                | 86,151                |
| CEC Recharge from General Fund  | 2,775,200             | 2,616,704            | 2,673,318            | 2,726,784            | 2,781,320            | 2,836,946             | 2,893,685             | 2,951,559             | 3,010,590             | 3,070,802             |
| Savings Target  | -214,000              |                      |                      |                      |                      |                       |                       |                       |                       |                       |
| Debt Management Costs   | 6,000                 | 6,000                | 6,000                | 6,120                | 6,242                | 6,367                 | 6,495                 | 6,624                 | 6,757                 | 6,892                 |
| Investment Interest - Notional Sum  | -135,000              | -135,000             | -135,000             | -137,025             | -139,423             | -142,211              | -145,411              | -149,046              | -152,773              | -156,592              |
| Repayment of HRA Reform Loan (Interest)                                   | 2,378,430             | 1,889,387            | 1,841,905            | 1,841,905            | 1,841,905            | 1,841,905             | 1,841,905             | 1,841,905             | 1,841,905             | 1,841,905             |
| Contribution to Computer Development Reserve                              | 50,000                | 50,000               | 50,000               | 50,000               | 50,000               | 50,000                | 50,000                | 50,000                | 50,000                | 50,000                |
| <b>Net Service Costs</b>  | <b>6,869,001</b>      | <b>6,574,814</b>     | <b>6,626,979</b>     | <b>6,722,355</b>     | <b>6,819,307</b>     | <b>6,917,855</b>      | <b>7,018,019</b>      | <b>7,119,814</b>      | <b>7,223,627</b>      | <b>7,329,497</b>      |
| <b>Net Service Surplus / Deficit before contribution to MRR &amp; CAA</b> | <b>-4,778,585</b>     | <b>-5,419,221</b>    | <b>-5,725,831</b>    | <b>-5,999,971</b>    | <b>-6,283,601</b>    | <b>-6,577,029</b>     | <b>-6,880,580</b>     | <b>-7,194,587</b>     | <b>-7,519,028</b>     | <b>-7,854,235</b>     |
| Voluntary MRP for Self-Financing Debt                                     | 1,260,000             | 1,260,000            | 1,260,000            | 2,281,650            | 2,281,650            | 2,281,650             | 2,281,650             | 2,281,650             | 2,281,650             | 2,281,650             |
| Assumed Voluntary MRP for HDP   | 149,780               | 231,726              | 315,310              | 400,567              | 487,528              | 576,229               | 666,703               | 758,987               | 853,117               | 949,129               |
| Assumed HDP Interest  | 111,247               | 166,807              | 223,477              | 281,281              | 340,240              | 400,379               | 461,721               | 524,290               | 588,110               | 653,206               |
| <b>Net Resources Transferred to Major repairs Reserve</b>                 | <b>-3,257,557</b>     | <b>-3,760,689</b>    | <b>-3,927,043</b>    | <b>-3,036,474</b>    | <b>-3,174,182</b>    | <b>-3,318,771</b>     | <b>-3,470,505</b>     | <b>-3,629,660</b>     | <b>-3,796,151</b>     | <b>-3,970,249</b>     |
| <b>Major Repairs Reserve</b>  |                       |                      |                      |                      |                      |                       |                       |                       |                       |                       |
| Opening Balance   | -8,177,969            | -5,537,621           | -3,822,137           | -2,381,625           | -248,258             | 1,840,330             | 3,912,031             | 6,907,327             | 9,131,113             | 11,313,128            |
| Transfers   | -766,697              |                      |                      |                      |                      |                       |                       |                       |                       |                       |
| Revenue Contributions   | -3,257,557            | -3,760,689           | -3,927,043           | -3,036,474           | -3,174,182           | -3,318,771            | -3,470,505            | -3,629,660            | -3,796,151            | -3,970,249            |
| Assumed Capital Programme   | 6,664,602             | 5,476,173            | 5,367,555            | 5,169,841            | 5,262,771            | 5,390,472             | 6,465,801             | 5,853,446             | 5,978,165             | 6,258,266             |
| Closing Balance   | <b>-5,537,621</b>     | <b>-3,822,137</b>    | <b>-2,381,625</b>    | <b>-248,258</b>      | <b>1,840,330</b>     | <b>3,912,031</b>      | <b>6,907,327</b>      | <b>9,131,113</b>      | <b>11,313,128</b>     | <b>13,601,144</b>     |
| <b>CFR/Cashflow</b>   |                       |                      |                      |                      |                      |                       |                       |                       |                       |                       |
| Opening Balance   | -8,319,960.00         | -9,729,740.12        | -4,721,465.89        | -6,296,776.21        | -8,978,992.79        | -11,748,170.73        | -14,606,049.28        | -17,554,402.44        | -20,595,039.70        | -23,729,806.75        |
| Less unfinanced capital expenditure (internal borrowing)                  |                       |                      |                      |                      |                      |                       |                       |                       |                       |                       |
| Add Voluntary MRP   | 1,409,780.12          | 1,491,725.77         | 1,575,310.32         | 2,682,216.57         | 2,769,177.95         | 2,857,878.55          | 2,948,353.16          | 3,040,637.26          | 3,134,767.05          | 3,230,779.43          |
| Less Debt Repaid  |                       | 6,500,000.00         |                      |                      |                      |                       |                       |                       |                       |                       |
| Closing Balance   | 9,729,740.12          | 4,721,465.89         | 6,296,776.21         | 8,978,992.79         | 11,748,170.73        | 14,606,049.28         | 17,554,402.44         | 20,595,039.70         | 23,729,806.75         | 26,960,586.18         |
| <b>Net Cashflow</b>   | <b>-15,267,361.52</b> | <b>-8,543,603.21</b> | <b>-8,678,401.61</b> | <b>-9,227,251.09</b> | <b>-9,907,840.51</b> | <b>-10,694,018.23</b> | <b>-10,647,075.24</b> | <b>-11,463,926.86</b> | <b>-12,416,679.22</b> | <b>-13,359,442.13</b> |