

**HOUSING REVENUE ACCOUNT PROJECTIONS**  
**Gravesham BC**

Year	2015.16	2016.17	2017.18	2018.19	2019.20	2020.21	2021.22	2022.23	2023.24	2024.25
£'000	1	2	3	4	5	6	7	8	9	10
<b>INCOME:</b>										
Rental Income	26,236	25,974	27,872	28,674	29,351	30,180	31,032	31,913	32,826	33,764
Void Losses	0	0	-335	-345	-354	-364	-374	-385	-396	-407
Service Charges	1,329	1,354	1,395	1,437	1,481	1,527	1,575	1,623	1,674	1,726
Non-Dwelling Income	699	712	734	756	779	803	828	854	880	907
Grants & Other Income	319	258	215	221	228	230	232	234	236	238
<b>Total Income</b>	<b>28,583</b>	<b>28,299</b>	<b>29,881</b>	<b>30,742</b>	<b>31,486</b>	<b>32,376</b>	<b>33,292</b>	<b>34,240</b>	<b>35,220</b>	<b>36,228</b>
<b>EXPENDITURE:</b>										
General Management	-3,256	-3,468	-3,545	-3,647	-3,751	-3,867	-3,987	-4,111	-4,238	-4,369
Special Management	-1,762	-1,796	-1,842	-1,889	-1,939	-1,999	-2,061	-2,125	-2,191	-2,259
Other Management	-41	-42	-43	-44	-46	-47	-49	-50	-52	-53
Rent Rebates	0	0	0	0	0	0	0	0	0	0
Bad Debt Provision	-296	-364	-448	-457	-467	-480	-494	-508	-522	-537
Responsive & Cyclical Repairs	-8,484	-8,652	-8,943	-9,244	-9,526	-9,837	-10,144	-10,467	-10,800	-11,135
<b>Total Revenue Expenditure</b>	<b>-13,839</b>	<b>-14,321</b>	<b>-14,821</b>	<b>-15,283</b>	<b>-15,728</b>	<b>-16,231</b>	<b>-16,734</b>	<b>-17,260</b>	<b>-17,803</b>	<b>-18,353</b>
Interest Paid	-2,902	-2,957	-2,842	-2,777	-2,695	-2,586	-2,443	-1,809	-1,707	-1,531
Finance Administration	-48	-49	-50	-52	-53	-55	-57	-59	-60	-62
Interest Received	15	16	49	28	0	0	0	0	0	0
Depreciation	-4,976	-5,070	-5,012	-5,057	-5,185	-5,346	-5,512	-5,683	-5,859	-6,041
<b>Net Operating Income</b>	<b>6,834</b>	<b>5,917</b>	<b>7,205</b>	<b>7,602</b>	<b>7,824</b>	<b>8,158</b>	<b>8,546</b>	<b>9,429</b>	<b>9,790</b>	<b>10,240</b>
<b>APPROPRIATIONS:</b>										
FRS 17 /Other HRA Reserve Adj	-2,083	-605	2,944	414	0	0	0	0	0	0
Revenue Provision (HRACFR)-Loar	-2,507	-3,024	-3,504	-4,101	-4,738	-5,418	-7,184	-7,761	-8,370	-9,010
Revenue Contribution to Capital	-2,244	-2,287	-6,645	-6,644	-5,545	-5,717	-5,988	-6,182	-6,382	-3,295
<b>Total Appropriations</b>	<b>-6,835</b>	<b>-5,916</b>	<b>-7,205</b>	<b>-10,331</b>	<b>-10,283</b>	<b>-11,135</b>	<b>-13,172</b>	<b>-13,943</b>	<b>-14,752</b>	<b>-12,305</b>
<b>ANNUAL CASHFLOW</b>										
	<b>0</b>	<b>1</b>	<b>0</b>	<b>-2,729</b>	<b>-2,459</b>	<b>-2,977</b>	<b>-4,626</b>	<b>-4,514</b>	<b>-4,962</b>	<b>-2,064</b>
Opening Balance	3,000	3,000	3,000	3,000	271	-2,188	-5,165	-9,791	-14,304	-19,267
<b>Closing Balance</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>271</b>	<b>-2,188</b>	<b>-5,165</b>	<b>-9,791</b>	<b>-14,304</b>	<b>-19,267</b>	<b>-21,331</b>
<b>Other HRA Reserve Balance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>HRA Debt Repayment Reserve</b>	<b>2,752</b>	<b>3,357</b>	<b>414</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>HRA New Build Reserve</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Note:**

Depreciation is a true charge to the HRA and we are statutory required to show it on the face of I&E

It is not a depreciation in value of the housing stock it is more like an allowance that is used to finance only HRA capital expenditure