

**Barking and Dagenham - HRA Business Plan - January 2017**

£m	2017-18 to 2019-20	2020-21 to 2026-27	10 years	30 years	2016/17- 2025/26	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Rent and other income	327.63	846.10	1,173.73	4,820.23	1,173.73	110.10	109.21	108.32	110.95	113.65	117.06	120.57	124.19	127.92	131.75
Management & maintenance	(175.66)	(411.92)	(587.58)	(2,357.31)	(587.58)	(60.40)	(59.06)	(56.20)	(55.13)	(55.16)	(56.81)	(58.52)	(60.27)	(62.08)	(63.94)
Net rental surplus	151.97	434.18	586.15	2,462.92	586.15	49.70	50.15	52.12	55.82	58.49	60.25	62.06	63.92	65.84	67.81
Interest	(30.18)	(70.41)	(100.59)	(301.77)	(100.59)	(10.06)	(10.06)	(10.06)	(10.06)	(10.06)	(10.06)	(10.06)	(10.06)	(10.06)	(10.06)
Transfer to HRA balances						(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
<b>Available HRA revenue funds (A)</b>	<b>121.79</b>	<b>363.77</b>	<b>485.56</b>	<b>2,161.15</b>	<b>485.56</b>	<b>39.64</b>	<b>40.09</b>	<b>42.06</b>	<b>45.76</b>	<b>48.44</b>	<b>50.19</b>	<b>52.00</b>	<b>53.86</b>	<b>55.78</b>	<b>57.75</b>
New borrowing	10.75	0.00	10.75	10.75	10.75	10.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Leasehold Reserve Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Receipts (inc non-restricted RTB)	21.14	49.32	70.46	211.39	70.46	7.05	7.05	7.05	7.05	7.05	7.05	7.05	7.05	7.05	7.05
RTB New Build Re-provision (1-4-1)	45.39	105.91	151.31	453.92	151.31	15.13	15.13	15.13	15.13	15.13	15.13	15.13	15.13	15.13	15.13
<b>Grant and new borrowing (B)</b>	<b>77.28</b>	<b>155.24</b>	<b>232.52</b>	<b>676.06</b>	<b>232.52</b>	<b>32.93</b>	<b>22.18</b>	<b>22.18</b>	<b>22.18</b>	<b>22.18</b>	<b>22.18</b>	<b>22.18</b>	<b>22.18</b>	<b>22.18</b>	<b>22.18</b>
<b>Total HRA funding (A+B)</b>	<b>199.07</b>	<b>519.01</b>	<b>718.08</b>	<b>2,837.21</b>	<b>718.08</b>	<b>72.57</b>	<b>62.27</b>	<b>64.24</b>	<b>67.94</b>	<b>70.61</b>	<b>72.37</b>	<b>74.17</b>	<b>76.04</b>	<b>77.95</b>	<b>79.93</b>
Investment in own stock (a)	113.77	209.22	322.99	929.89	322.99	40.75	41.34	31.68	29.61	29.61	30.00	30.00	30.00	30.00	30.00
Estate renewal (c)	21.00	42.00	63.00	185.00	63.00	8.00	7.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
New Build (b)	70.70	140.00	210.70	608.00	210.70	39.20	11.50	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00
Housing Transformation (d)	1.75	0.00	1.75	1.75	1.75	1.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Applied spend (a+b+c)</b>	<b>207.22</b>	<b>391.22</b>	<b>598.44</b>	<b>1,724.64</b>	<b>598.44</b>	<b>89.70</b>	<b>59.84</b>	<b>57.68</b>	<b>55.61</b>	<b>55.61</b>	<b>56.00</b>	<b>56.00</b>	<b>56.00</b>	<b>56.00</b>	<b>56.00</b>
HRA Cash balances b/f in year change						57.61	40.49	42.91	49.47	61.79	76.79	93.16	111.34	131.37	153.33
						(17.13)	2.42	6.56	12.33	15.00	16.37	18.17	20.04	21.95	23.93
<b>HRA Cash balances c/f</b>						<b>40.49</b>	<b>42.91</b>	<b>49.47</b>	<b>61.79</b>	<b>76.79</b>	<b>93.16</b>	<b>111.34</b>	<b>131.37</b>	<b>153.33</b>	<b>177.26</b>
<b>Reserves Breakdown:</b>															
HRA Balances						11.11	11.11	11.11	11.11	11.11	11.11	11.11	11.11	11.11	11.11
Major Repairs Reserve						1.97	0.06	4.44	14.59	27.42	41.61	52.60	65.46	80.24	96.99
RTB and Other Receipts						19.20	23.54	25.71	27.89	30.07	32.24	39.42	46.60	53.77	60.95
Capital Works Dispute Reserve						0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Leasehold Reserve Fund						8.21	8.21	8.21	8.21	8.21	8.21	8.21	8.21	8.21	8.21
Leasehold Major Works						0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
						<b>40.49</b>	<b>42.91</b>	<b>49.47</b>	<b>61.79</b>	<b>76.79</b>	<b>93.16</b>	<b>111.34</b>	<b>131.37</b>	<b>153.33</b>	<b>177.26</b>