

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Year	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Rental Income	97,727	102,516	103,865	105,227	106,602	107,990	111,495	110,805	112,232	113,671	115,123	118,830	118,066	119,556	121,058	122,573	124,100	128,055	127,673	130,232	132,842	135,504
Service Charge Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Void Losses	-977	-1,022	-1,035	-1,049	-1,063	-1,076	-1,111	-1,104	-1,118	-1,133	-1,147	-1,184	-1,176	-1,191	-1,206	-1,221	-1,236	-1,275	-1,272	-1,297	-1,323	-1,349
Non-Dwelling Rents	801	824	840	857	874	892	909	928	946	965	984	1,004	1,024	1,045	1,066	1,087	1,109	1,131	1,153	1,177	1,200	1,224
Charges For Services	24,375	25,057	25,558	26,069	26,591	27,123	27,665	28,218	28,783	29,358	29,946	30,545	31,155	31,779	32,414	33,062	33,724	34,398	35,086	35,788	36,504	37,234
Contribution Towards Expenditure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SP Grant	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Income</b>	<b>121,926</b>	<b>127,375</b>	<b>129,228</b>	<b>131,105</b>	<b>133,005</b>	<b>134,928</b>	<b>138,958</b>	<b>138,847</b>	<b>140,842</b>	<b>142,862</b>	<b>144,906</b>	<b>149,195</b>	<b>149,069</b>	<b>151,188</b>	<b>153,332</b>	<b>155,501</b>	<b>157,696</b>	<b>162,308</b>	<b>162,641</b>	<b>165,899</b>	<b>169,222</b>	<b>172,612</b>
S&M - General	-53,094	-54,580	-55,672	-56,785	-57,921	-59,079	-60,261	-61,466	-62,695	-63,949	-65,228	-66,533	-67,864	-69,221	-70,605	-72,017	-73,458	-74,927	-76,425	-77,954	-79,513	-81,103
S&M - Special	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Charges	-3,775	-3,881	-3,959	-4,038	-4,119	-4,201	-4,285	-4,371	-4,458	-4,547	-4,638	-4,731	-4,826	-4,922	-5,021	-5,121	-5,223	-5,328	-5,434	-5,543	-5,654	-5,767
Responsive & Cyclical	-23,365	-23,958	-24,438	-24,926	-25,425	-25,933	-26,452	-26,981	-27,521	-28,071	-28,632	-29,205	-29,789	-30,385	-30,993	-31,613	-32,245	-32,890	-33,548	-34,218	-34,903	-35,601
Depreciation	-22,613	-23,246	-23,711	-24,185	-24,669	-25,162	-25,666	-26,179	-26,703	-27,237	-27,781	-28,337	-28,904	-29,482	-30,071	-30,673	-31,286	-31,912	-32,550	-33,201	-33,865	-34,543
Debt Mgmt Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bad Debts	-3,309	-3,471	-3,517	-3,563	-3,610	-3,657	-3,775	-3,752	-3,800	-3,849	-3,898	-4,024	-3,998	-4,048	-4,099	-4,150	-4,202	-4,336	-4,323	-4,410	-4,498	-4,588
<b>Total Expenditure</b>	<b>-106,156</b>	<b>-109,137</b>	<b>-111,296</b>	<b>-113,498</b>	<b>-115,743</b>	<b>-118,033</b>	<b>-120,439</b>	<b>-122,749</b>	<b>-125,177</b>	<b>-127,653</b>	<b>-130,179</b>	<b>-132,830</b>	<b>-135,380</b>	<b>-138,058</b>	<b>-140,789</b>	<b>-143,574</b>	<b>-146,414</b>	<b>-149,392</b>	<b>-152,281</b>	<b>-155,326</b>	<b>-158,433</b>	<b>-161,602</b>
Net Cost of Services I&E	15,770	18,238	17,932	17,607	17,262	16,896	18,519	16,098	15,665	15,209	14,728	16,365	13,689	13,130	12,543	11,927	11,282	12,916	10,360	10,573	10,789	11,010
Corp & Demo Core	-945	-972	-991	-1,011	-1,031	-1,052	-1,073	-1,094	-1,116	-1,139	-1,161	-1,185	-1,208	-1,232	-1,257	-1,282	-1,308	-1,334	-1,361	-1,388	-1,416	-1,444
Continuing Operations (not service specific)	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0	-0
<b>Net Cost of HRA Services</b>	<b>14,825</b>	<b>17,266</b>	<b>16,941</b>	<b>16,596</b>	<b>16,230</b>	<b>15,844</b>	<b>17,447</b>	<b>15,004</b>	<b>14,549</b>	<b>14,070</b>	<b>13,567</b>	<b>15,181</b>	<b>12,481</b>	<b>11,898</b>	<b>11,286</b>	<b>10,645</b>	<b>9,974</b>	<b>11,582</b>	<b>9,000</b>	<b>9,185</b>	<b>9,373</b>	<b>9,566</b>
Interest Received	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Charges	-10,826	-10,826	-10,896	-10,969	-10,969	-10,969	-10,969	-10,969	-10,969	-10,969	-10,969	-10,969	-10,969	-10,969	-10,969	-10,969	-10,969	-10,954	-9,219	-9,219	-9,219	-9,219
G/L on Sale of HRA Non-Current Assets	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Surplus / (Deficit) in Year on HRA Services</b>	<b>3,999</b>	<b>6,440</b>	<b>6,045</b>	<b>5,627</b>	<b>5,262</b>	<b>4,875</b>	<b>6,478</b>	<b>4,035</b>	<b>3,580</b>	<b>3,102</b>	<b>2,598</b>	<b>4,212</b>	<b>1,512</b>	<b>929</b>	<b>317</b>	<b>-324</b>	<b>-995</b>	<b>628</b>	<b>-219</b>	<b>-34</b>	<b>155</b>	<b>348</b>
Provision for Debt Repayment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Repayment of Arranged Loans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-50,000	0	0	0	0
Repayment of Revolver	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfer to MRR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfer from / (to) Other Revenue Reserve	-2,200	-2,262	-2,307	-2,353	-2,400	-2,448	-2,497	-2,547	-2,598	-2,650	-2,703	-2,757	-2,812	-2,868	-2,926	-2,984	-3,044	-3,105	-3,167	-3,230	-3,295	-3,361
RCCO	-2,075	-3,090	-5,063	-649	-2,939	-3,897	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Surplus / (Deficit) for the Year</b>	<b>-276</b>	<b>1,089</b>	<b>-1,326</b>	<b>2,626</b>	<b>-77</b>	<b>-1,470</b>	<b>3,981</b>	<b>1,488</b>	<b>983</b>	<b>452</b>	<b>-105</b>	<b>1,455</b>	<b>-1,300</b>	<b>-1,939</b>	<b>-2,609</b>	<b>-3,308</b>	<b>-4,039</b>	<b>-52,477</b>	<b>-3,386</b>	<b>-3,264</b>	<b>-3,140</b>	<b>-3,013</b>
HRA Surplus / (Deficit) b/f	10,623	10,622	11,938	10,838	13,706	13,903	12,696	17,051	19,012	20,567	21,696	22,278	24,420	23,737	22,442	20,607	18,341	15,632	-35,814	-38,407	-40,762	-42,868
Major Repairs Reserve Interest	9	4	0	0	0	0	80	117	183	261	255	227	141	189	351	663	1,003	1,244	1,542	1,710	1,880	2,013
Other Capital Receipts Reserve Interest	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debt Repayment Provision Interest	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RTB Receipts for Repl Homes Interest	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other RTB Receipts Interest	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Revenue Reserve Interest	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Account Interest	266	223	225	243	273	263	294	356	390	416	433	460	475	455	423	379	326	-212	-750	-801	-847	-887
<b>HRA Surplus / (Deficit) c/f</b>	<b>10,622</b>	<b>11,938</b>	<b>10,838</b>	<b>13,706</b>	<b>13,903</b>	<b>12,696</b>	<b>17,051</b>	<b>19,012</b>	<b>20,567</b>	<b>21,696</b>	<b>22,278</b>	<b>24,420</b>	<b>23,737</b>	<b>22,442</b>	<b>20,607</b>	<b>18,341</b>	<b>15,632</b>	<b>-35,814</b>	<b>-38,407</b>	<b>-40,762</b>	<b>-42,868</b>	<b>-44,756</b>

STOCK INVESTMENT REQUIREMENT

CAPITAL EXPENDITURE TYPE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Internal Works	-4,058	-5,587	-7,552	-5,807	-6,356	-6,641	-4,363	-6,899	-4,002	-6,833	-5,920	-7,464	-7,290	-5,006	-5,245	-2,235	-4,911	-4,448	-3,454	-6,735	-3,681	-7,745
External Works	-5,072	-6,983	-9,440	-7,258	-7,945	-8,302	-5,454	-8,624	-5,003	-8,542	-7,400	-9,330	-9,113	-6,258	-6,556	-2,793	-6,139	-5,559	-4,318	-8,418	-4,601	-9,681
Compliance / Communal	-4,666	-6,425	-8,685	-6,678	-7,310	-7,637	-5,018	-7,934	-4,603	-7,858	-6,808	-8,584	-8,384	-5,757	-6,032	-2,570	-5,648	-5,115	-3,972	-7,745	-4,233	-8,907
Estate Environs	-2,029	-2,793	-3,776	-2,903	-3,178	-3,321	-2,182	-3,450	-2,001	-3,417	-2,960	-3,732	-3,645	-2,503	-2,622	-1,117	-2,456	-2,				

23	24	25	26	27	28	29	30
2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53	2053/54
£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
138,220	143,701	143,816	146,698	149,638	152,638	158,691	158,818
0	0	0	0	0	0	0	0
-1,376	-1,431	-1,432	-1,461	-1,490	-1,520	-1,580	-1,581
1,249	1,274	1,299	1,325	1,351	1,378	1,406	1,434
37,978	38,738	39,513	40,303	41,109	41,931	42,770	43,625
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
<b>176,070</b>	<b>182,282</b>	<b>183,195</b>	<b>186,865</b>	<b>190,609</b>	<b>194,428</b>	<b>201,287</b>	<b>202,296</b>
-82,725	-84,380	-86,067	-87,789	-89,545	-91,335	-93,162	-95,025
0	0	0	0	0	0	0	0
-5,882	-6,000	-6,120	-6,243	-6,367	-6,495	-6,625	-6,757
-36,313	-37,039	-37,780	-38,536	-39,306	-40,092	-40,894	-41,712
-35,233	-35,938	-36,657	-37,390	-38,138	-38,901	-39,679	-40,472
0	0	0	0	0	0	0	0
-4,680	-4,866	-4,870	-4,967	-5,067	-5,168	-5,373	-5,378
<b>-164,834</b>	<b>-168,223</b>	<b>-171,494</b>	<b>-174,924</b>	<b>-178,423</b>	<b>-181,991</b>	<b>-185,733</b>	<b>-189,344</b>
11,236	14,059	11,701	11,941	12,186	12,436	15,555	12,952
-1,473	-1,502	-1,532	-1,563	-1,594	-1,626	-1,659	-1,692
-0	-0	-0	-0	-0	-0	-0	-0
<b>9,763</b>	<b>12,556</b>	<b>10,169</b>	<b>10,378</b>	<b>10,592</b>	<b>10,810</b>	<b>13,896</b>	<b>11,260</b>
0	0	0	0	0	0	0	0
-9,219	-9,219	-9,219	-9,219	-10,756	-12,486	-11,815	-12,727
0	0	0	0	0	0	0	0
<b>544</b>	<b>3,338</b>	<b>950</b>	<b>1,160</b>	<b>-164</b>	<b>-1,676</b>	<b>2,081</b>	<b>-1,467</b>
0	0	0	0	0	0	0	0
0	0	0	0	0	-50,000	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
-3,428	-3,496	-3,566	-3,638	-3,710	-3,785	-3,860	-3,938
0	0	0	0	0	0	0	0
<b>-2,884</b>	<b>-159</b>	<b>-2,616</b>	<b>-2,478</b>	<b>-3,874</b>	<b>-55,460</b>	<b>-1,780</b>	<b>-5,404</b>
<b>-44,756</b>	<b>-46,812</b>	<b>-46,174</b>	<b>-48,550</b>	<b>-51,605</b>	<b>-56,346</b>	<b>-113,488</b>	<b>-117,555</b>
1,751	1,735	1,190	419	204	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
-924	-938	-950	-996	-1,071	-1,682	-2,288	-2,405
<b>-46,812</b>	<b>-46,174</b>	<b>-48,550</b>	<b>-51,605</b>	<b>-56,346</b>	<b>-113,488</b>	<b>-117,555</b>	<b>-125,365</b>

23	24	25	26	27	28	29	30	TOTAL
2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	2052/53	2053/54	
£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
-11,853	-3,102	-22,722	-7,893	-32,407	-10,744	-19,706	-8,883	-239,544
-14,817	-3,878	-28,403	-9,867	-40,508	-13,430	-24,632	-11,104	-299,429
-13,631	-3,568	-26,130	-9,077	-37,268	-12,356	-22,661	-10,215	-275,475
-5,927	-1,551	-11,361	-3,947	-16,203	-5,372	-9,853	-4,441	-119,772
-5,927	-1,551	-11,361	-3,947	-16,203	-5,372	-9,853	-4,441	-119,772
-7,112	-1,861	-13,633	-4,736	-19,444	-6,446	-11,823	-5,330	-143,726
0	0	0	0	0	0	0	0	-4,400
<b>-59,267</b>	<b>-15,512</b>	<b>-113,610</b>	<b>-39,467</b>	<b>-162,033</b>	<b>-53,721</b>	<b>-98,528</b>	<b>-44,414</b>	<b>-1,202,118</b>