



Housing Revenue Account Business Plan 2022-23 Financial Appendix



Appendices

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Appendix A – HRA Revenue Assumptions

The detailed financial model behind the HRA Business Plan includes several assumptions we have used to understand what resources will be available for council housing over the next 5 years in the context of the next 30 years. These baseline assumptions are listed below:

Revenue Assumptions	Assumption
Opening number of homes in 2022/23	38,700
Estimated number of additional homes by 2051/52	2,396
Estimated number of RTBs 2022/23 to 2051/52	8,700
Estimated number of homes by 2051/52	32,396
Average rent in 2022/23 (50-week rent)	£79.75
Consumer Prices Index (CPI) of inflation September 2021	3.1%
Void rate	1.5%
HRA risk-based reserve 2022/23	£5.6m

Appendix B – HRA Revenue & Capital Budgets

Revenue Account		
	2021/22	2021/22
	Outturn	Budget
INCOME (in £millions)		
Net income dwellings	143.6	145.0
Other income	6.1	6.1
Total	149.7	151.1
EXPENDITURE (in £millions)		
Repairs and Maintenance	46.4	43.1
Tenant Services	51.5	49.8
Interest on Borrowing	13.1	13.1
Contribution to Capital Programme	38.7	45.1
Total	149.7	151.1

Year 1	Year 2	Year 3	Year 4	Year 5	Years 1-5
2022/23	2023/24	2024/25	2025/26	2026/27	2022-27
Budget	Forecast	Forecast	Forecast	Forecast	Total
152.6	158.1	163.9	169.8	176.0	820.4
6.2	6.4	6.6	6.8	7.0	33.0
158.8	164.5	170.5	176.6	183.0	853.4
41.4	42.6	43.9	45.3	46.7	219.9
54.6	56.2	56.3	57.1	58.6	282.8
13.6	16.3	18.7	20.7	21.8	91.1
49.2	49.4	51.6	53.5	55.9	259.6
158.8	164.5	170.5	176.6	183.0	853.4

Revenue Reserve		5.6
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5.6	5.6	5.6	5.6	5.6	
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Capital Account	Estimated	Year1	Year 2	Year 3	Year 4	Year 5	Years 1-5
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2022-27
	Outturn	Budget	Forecast	Forecast	Forecast	Forecast	Total
EXPENDITURE (in £millions)							
Mainline Capital Programme	25.1	53.6	56.1	64.5	73.1	63.3	310.5
Stock Increase Programme	37.7	112.6	89.0	73.5	40.7	24.1	339.9
Total	62.8	166.2	145.1	138.0	113.8	87.4	650.5

Appendix C – 5 Year Capital Programme Investment

HRA Programme	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Years 1-5
	Outturn	Year 1	Year 2	Year 3	Year 4	Year 5	Total
EXPENDITURE (in £millions)							
Health & Safety Essential Work	6.2	14.8	8.5	17.7	21.0	18.2	80.2
Adaptations & Access	3.7	3.0	3.2	3.2	3.5	3.1	16.0
Garages & Outhouses	0.0	0.0	0.1	0.3	0.3	0.3	0.9
Heating, Energy & Carbon Reduction	4.6	13.6	13.8	10.8	10.8	10.8	42.7
Waste Management & Estate Environmentals	0.1	0.9	2.2	3.1	3.1	2.7	12.0
Enveloping & External Work	5.5	8.7	9.6	12.0	15.6	5.7	51.6
Communal Area Investment	0.0	0.5	5.5	5.0	7.0	7.0	25.0
Internal Works	1.1	3.1	3.3	3.7	3.5	5.9	19.5
Other Essential Work	0.8	0.7	1.2	1.3	1.3	1.5	6.0
Regeneration	0.4	0.5	3.5	3.5	3.9	5.0	16.4
Capital Management Fee	2.8	3.0	3.1	3.1	3.2	3.3	15.7
IT Upgrade	0.0	4.9	1.9	0.9	0.0	0.0	7.6
Core Investment Programme	25.1	53.6	56.1	64.5	73.1	63.3	310.5
Stock Increase Programme	37.7	112.6	89.0	73.5	40.7	24.1	339.9
HRA Total Programme	62.8	166.2	145.1	138.0	113.8	87.4	650.5

Appendix D – Citywide Rents and Charges

Citywide average weekly rent by bed-size

Bed size	Average weekly rent (50 weeks)		Increase	
	2021/22	2022/23		
Bedsit	£59.63	£62.08	£2.55	4.1%
1 bed	£67.60	£70.37	£2.86	4.1%
2 bed	£77.50	£80.68	£3.31	4.1%
3 bed	£86.67	£90.22	£3.70	4.1%
4 bed	£98.35	£102.38	£4.20	4.1%
5 bed	£105.25	£109.56	£4.49	4.1%
6 bed	£114.06	£118.74	£4.89	4.1%
Total (all bedroom's average)	£76.61	£79.75	£3.27	4.1%

Note: The above rents are for illustrative purposes only as they are based on city wide averages. Actual individual property rents will vary from these figures. Both years' averages are calculated using current stock numbers to enable comparison.

Proposed Community Heating Charges from April 2022

1. Metered Heat

Metered Heat	Charge		Current charges	Proposed charges from April 2022
Standard price	Unit charge	Pence per kwh	3.04 pence	5.69 pence
	Standing charge	£ per week	£4.80	£4.90
	*Unmetered hot water charge	£ per week	£0.63	£0.69

*only for dwellings where hot water cannot be measured through the meter

2. Unmetered Heat

Bed size	Full heating		Partial heating	
	Current prices £/week	Prices April 2022 £/week	Current prices £/week	Prices April 2022 £/week
Heating & hot water				
Bedsit	£11.38	£11.38	£10.52	£10.52
1 Bed	£11.82	£11.82	£10.82	£10.82
2 Bed	£14.66	£14.66	£13.62	£13.62
3/4 Bed	£15.78	£15.78	£14.66	£14.66
Heating only				
Bedsit	£8.38	£8.38	£7.76	£7.76
1 Bed	£8.58	n/a	n/a	n/a
2 Bed	£10.82	£10.82	£10.03	£10.03

* An additional surcharge is applied for the small number of properties that do not allow access to install, repair or check the equipment. This increased from £5 to £7 per week in 2019/20 to reflect the increasing additional cost incurred by the Council in managing these properties. Customers can avoid this charge by allowing access

