Derby City Council **APPENDIX 2**

Business Planning Assumptions

30 Year Housing Revenue Account

Year		Expenditure								Income										
		Major Repairs Allowance	Contributior to Repairs Account (ne	Provision for bad & doubtful debts	Estates Pride	Supervision and Managemen	Capital Financing Mainstrean	Capital Financing ALMO	Total Expenditure	Gross Rent	HRA Subsidy Receivable (Payable) (Mainstrean	HRA Subsidy Receivabl (ALMO)	HRA Subsidy Receivabl (Payable) (Total)	Community Facilities & Other Income	Total Income	Net Income/ (Expenditure)	General Reserves Balance Brought Forward	Interest	Balance Carried Forward	Overall Change In Year
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
2006/07	1	7,465	8,635	576	1,200	13,426	4,823	4,944	41,069	37,086	(2,580)	7,774	5,194	221	42,500	1,432	10,476	476	12,384	**1,907**
2007/08	2	7,501	8,778	592	4,504	13,824	4,872	5,066	45,138	38,412	(3,774)	7,774	4,000	231	42,643	-2,495	12,384	473	10,362	**-2,022**
2008/09	3	7,563	8,951	608	3,000	13,427	4,827	5,093	43,469	40,507	(5,187)	7,774	2,587	241	43,335	-135	10,362	438	10,665	**303**
2009/10	4	7,675	9,127	623	3,000	13,682	4,879	5,058	44,045	42,717	(6,724)	7,774	1,050	252	44,020	-25	10,665	453	11,092	**427**
2010/11	5	7,788	9,495	639	2,000	13,924	4,931	4,855	43,631	45,006	(8,180)	7,774	-406	264	44,864	1,232	11,092	498	12,822	**1,730**
2011/12	6	7,903	9,682	654	1,000	14,150	4,983	4,855	43,226	47,419	(9,647)	4,855	-4,792	275	42,903	-324	12,822	538	13,037	**214**
2012/13	7	8,020	9,872	669	0	14,372	5,035	4,855	42,823	48,360	(9,940)	4,855	-5,085	288	43,563	740	13,037	570	14,347	**1,310**
2013/14	8	8,138	10,067	683	0	14,683	5,088	4,855	43,513	49,319	(10,264)	4,855	-5,409	301	44,210	697	14,347	625	15,668	**1,322**
2014/15	9	8,258	10,265	698	0	15,045	5,140	4,855	44,261	50,297	(10,622)	4,855	-5,767	315	44,845	584	15,668	678	16,931	**1,263**
2015/16	10	8,380	10,467	712	0	15,288	5,192	4,855	44,894	51,295	(10,987)	4,855	-6,132	329	45,492	598	16,931	732	18,261	**1,330**
2016/17	11	8,503	10,674	726	0	15,288	5,245	4,855	45,290	52,312	(11,360)	4,855	-6,505	344	46,152	861	18,261	794	19,917	**1,656**
2017/18	12	8,629	10,884	739	0	15,657	5,297	4,855	46,061	53,350	(11,740)	4,855	-6,885	360	46,824	763	19,917	863	21,542	**1,626**
2018/19	13	8,756	11,098	753	0	16,016	5,350	4,855	46,828	54,408	(12,129)	4,855	-7,274	376	47,510	682	21,542	930	23,155	**1,612**
2019/20	14	8,885	11,317	766	0	16,379	5,402	4,855	47,604	55,488	(12,526)	4,855	-7,671	393	48,209	605	23,155	997	24,757	**1,602**
2020/21	15	9,016	11,540	779	0	16,805	5,455	4,855	48,451	56,589	(12,932)	4,855	-8,077	411	48,923	472	24,757	1,062	26,291	**1,534**
2021/22	16	9,149	11,767	792	0	17,171	5,507	4,855	49,243	57,712	(13,346)	4,855	-8,491	430	49,650	407	26,291	1,126	27,824	**1,533**
2022/23	17	9,284	11,999	805	0	17,583	5,560	4,855	50,086	58,857	(13,770)	4,855	-8,915	449	50,391	305	27,824	1,189	29,318	**1,494**
2023/24	18	9,421	12,235	818	0	18,039	5,613	4,855	50,981	60,025	(14,202)	4,855	-9,347	470	51,148	166	29,318	1,250	30,734	**1,416**
2024/25	19	9,560	12,476	830	0	18,436	5,666	4,855	51,823	61,216	(14,643)	4,855	-9,788	491	51,919	96	30,734	1,308	32,138	**1,404**
2025/26	20	9,701	12,722	842	0	18,878	5,719	4,855	52,717	62,431	(15,094)	4,855	-10,239	513	52,706	-12	32,138	1,366	33,491	**1,354**
2026/27	21	9,844	12,973	854	0	19,366	5,772	4,855	53,664	63,671	(15,554)	4,855	-10,699	537	53,508	-156	33,491	1,420	34,755	**1,264**
2027/28	22	9,989	13,228	866	0	19,795	5,825	4,855	54,558	64,935	(16,025)	4,855	-11,170	561	54,326	-232	34,755	1,472	35,995	**1,240**
2028/29	23	10,137	13,489	878	0	20,290	5,878	4,855	55,526	66,224	(16,505)	4,855	-11,650	586	55,161	-366	35,995	1,522	37,151	**1,156**
2029/30	24	10,286	13,755	889	0	20,791	5,931	4,855	56,508	67,539	(16,995)	4,855	-12,140	613	56,012	-496	37,151	1,568	38,224	**1,072**
2030/31	25	10,438	14,026	900	0	21,254	5,985	4,855	57,458	68,880	(17,496)	4,855	-12,641	641	56,880	-578	38,224	1,612	39,258	**1,034**
2031/32	26	10,592	14,302	911	0	21,765	6,038	4,855	58,463	70,248	(18,008)	4,855	-13,153	670	57,765	-698	39,258	1,654	40,213	**955**
2032/33	27	10,748	14,584	922	0	22,322	6,092	4,855	59,524	71,643	(18,530)	4,855	-13,675	701	58,668	-855	40,213	1,691	41,049	**836**
2033/34	28	10,907	14,871	933	0	22,843	6,145	4,855	60,554	73,066	(19,063)	4,855	-14,208	732	59,590	-965	41,049	1,724	41,809	**760**
2034/35	29	11,068	15,164	944	0	23,371	6,199	4,855	61,601	74,517	(19,608)	4,855	-14,753	766	60,530	-1,071	41,809	1,754	42,491	**683**
2035/36	30	11,231	15,463	954	0	23,799	6,253	4,855	62,555	75,997	(20,164)	4,855	-15,309	801	61,488	-1,066	42,491	1,783	43,208	**717**

APPENDIX 3

HOUSING REVENUE ACCOUNT BUDGET 2007/2008

Latest Budget 2006/2007 £000's	SERVICE ACTIVITY	Departmental Expenditure		Indirect Expenditure		Gross Expenditure 2007/2008 £000's	Departmental Income		Support Services Income £000's	Gross Income 2007/2008 £000's	Total Budget 2007/2008 £000's
		Employees £000's	Running Costs £000's	Capital Charges £000's	Support Services Expenditure £000's		Grants £000's	Other Income £000's			
	EXPENDITURE										
8,635	Contribution to Repairs Account		8,778	-		8,778				0	8,778
7,465	Major Repairs Allowance		7,501	-		7,501				0	7,501
	Supervison & Management:-			-		0				0	0
11,567	Derby Homes		10,422	-	960	11,382				0	11,382
(68)	Special - Retained HRA	291	157	-		448		(352)		(352)	96
1,927	General - Retained HRA	1,068	814	-	749	2,631		(284)		(284)	2,347
1,200	Estates Pride		4,504			4,504					4,504
20,400	Capital Charges Notional Interest			20,600		20,600				0	20,600
576	Provision for bad and doubtful debts		592	-		592				0	592
51,702		1,359	32,768	20,600	1,709	56,436	-	(636)	-	(636)	55,800
	INCOME										
(37,086)	Gross Rent					0		(38,412)		(38,412)	(38,412)
(5,194)	Housing Revenue Account Subsidy					0	(4,000)			(4,000)	(4,000)
(221)	Contributions - Community Facilities					0		(231)		(231)	(231)
(42,501)		-	0	-	0	0	- 4,000	(38,643)	-	(42,643)	(42,643)
9,201	**NET COST OF SERVICES**	**1,359**	**32,768**	**20,600**	**1,709**	**56,436**	**- 4,000**	**(39,279)**	**-**	**(43,279)**	**13,157**
(20,400)	Capital Charges Notional Interest (Reversal)			- 20,600		(20,600)				0	(20,600)
	Actual Capital Charges - Interest										
9,666	Loan Charges - Interest			9,837		9,837				0	9,837
(476)	Interest Receivable							(473)		(473)	(473)
(2,009)	**NET OPERATING EXPENDITURE**	1,359	32,768	9,837	1,709	45,673	(4,000)	(39,752)	-	(43,752)	1,921
	Appropriations										
101	Loan Charges - Minimum Revenue Provision			101		101				0	101
(1,908)	**Change in Working Balances**	1,359	32,768	9,938	1,709	45,774	(4,000)	(39,752)	0	(43,752)	2,022
(10,476)	**Net Balance at start of year**										(12,384)
(12,384)	**NET BALANCE AT END OF YEAR**	**1,359**	**32,768**	**9,938**	**1,709**	**45,774**	**(4,000)**	**(39,752)**	**0**	**(43,752)**	**(10,362)**

Derby Homes Management Fee Projections **Appendix 4**

	Core Fee £000	Leasing Insurance £000	Mod Fund £000	Total £000	max Supp People £000	max incentive scheme £000
2006/7						
Inflation 3%	290			290		
leases and insurance - sec leases lower savings		61		61		
IT funding ends			-200	-200		
Inspection Cost one off 2005/6	-33			-33		
Incentive Fee funding	-100			-100		150
Tree maintenance	106			106		
Stock Adjustment 210 2004/5	-104			-104		
Supporting people - actual up to:				0	680	
	159	61	-200	20	680	150
2006/7 total	**9,885**	**852**	**0**	**10,737**	**680**	**150**
2007/8						
Inflation 3%	296			296		
Derby loans funding ends	-15			-15		
lease and insurance changes		-64		-64		
Stock Adjustment 2005/6 138 (+251-113 D/IOW)	-72			-72		
Supporting people - actual up to:					350	
	209	-64	0	145	350	0
2007/8 total	**10,094**	**788**	**0**	**10,882**	**350**	**150**
2008/9						
Inflation 3%	303			303		
lease and insurance changes		-27		-27		
Inspection Cost	35			35		
Pension revaluation	191			191		
Stock Adjustment 1% RTB 2006/7	-109			-109		
plus b /court	420	-27	0	393	0	0
2008/9 total	**10,514**	**761**	**0**	**11,275**	**0**	**150**
2009/2010						
Inflation 3%	314			314		
lease and insurance changes		-30		-30		
Inspection Cost	-35			-35		
tenants manual update	20			20		
Stock Adjustment 1% RTB 2007/8	-77			-77		
plus b /court	222	-30	0	192	0	0
2008/9 total	**10,736**	**731**	**0**	**11,467**	**0**	**150**