MONMOUTHSHIRE HA Appendix A

BUSINESS PLAN

DETAILED INCOME AND EXPENDITURE

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	25	30	35	40
Year	2019/20	2020/21	2021/22	2022/23	2023/24	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	2043/44	2048/49	2053/54	2058/59
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Rents Receivable	18,485	19,237	20,131	20,963	21,430	21,936	22,486	23,049	23,626	24,218	24,825	25,447	26,084	26,738	27,407	28,094	28,798	29,519	30,259	31,017	35,101	39,724	44,955	50,876
Service Income	453	471	489	505	516	527	539	550	562	575	587	600	613	626	640	654	668	682	697	713	794	885	986	1,099
Charges For Support Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Rental Income	18,938	19,708	20,620	21,468	21,946	22,463	23,024	23,599	24,189	24,793	25,412	26,046	26,697	27,364	28,047	28,748	29,466	30,202	30,956	31,729	35,895	40,608	45,941	51,975
Rent Losses From Voids	-185	-240	-302	-419	-428	-438	-449	-460	-472	-484	-496	-508	-521	-534	-547	-560	-574	-589	-603	-618	-699	-791	-895	-1,012
Total Revenue Grants	303	312	321	134	138	142	145	149	154	158	162	167	171	176	181	186	191	196	201	207	237	271	311	356
Major Repair Grants From The Hc	123	126	130	134	138	141	145	149	153	158	162	166	171	176	180	185	190	196	201	207	237	271	310	355
Other social housing lettings income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant Amortisation	1,562	1,556	1,547	1,538	1,529	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	1,580	0	0	0	0
Government Grants Taken To Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Turnover From Social Housing Lettings	20,741	21,462	22,317	22,856	23,322	23,888	24,446	25,018	25,604	26,205	26,821	27,452	28,099	28,762	29,442	30,138	30,853	31,585	32,335	33,105	35,669	40,360	45,668	51,675
Social Housing Management Costs	-3,727	-3,753	-3,890	-4,094	-4,226	-4,364	-4,484	-4,607	-4,734	-4,864	-4,998	-5,135	-5,276	-5,421	-5,311	-5,457	-5,607	-5,733	-5,590	-5,716	-6,389	-7,140	-7,981	-8,920
Social Housing Service Costs	-4,157	-4,273	-4,440	-4,584	-4,733	-4,887	-5,021	-5,160	-5,301	-5,447	-5,597	-5,751	-5,909	-6,072	-5,927	-6,090	-6,257	-6,398	-6,215	-6,355	-7,102	-7,938	-8,872	-9,916
Routine Maintenance	-4,563	-3,980	-4,309	-3,741	-3,853	-3,973	-4,082	-4,195	-4,310	-4,428	-4,375	-4,495	-4,619	-4,746	-4,877	-5,011	-5,149	-5,264	-5,195	-5,312	-5,937	-6,636	-7,417	-8,290
Major Repairs	-854	-1,179	-1,227	-1,332	-1,375	-1,097	-1,127	-1,158	-1,190	-1,222	-1,151	-1,183	-1,215	-1,249	-1,219	-1,252	-1,287	-1,316	-1,278	-1,307	-1,461	-1,632	-1,825	-2,039
Rent Losses From Bad Debts	-114	-144	-302	-419	-535	-657	-674	-691	-708	-725	-743	-762	-781	-800	-820	-841	-862	-883	-905	-928	-1,049	-1,187	-1,342	-1,518
Depreciation - Housing Stock	-5,033	-5,301	-5,572	-5,751	-5,964	-6,192	-6,629	-7,079	-7,605	-8,146	-8,686	-9,238	-9,805	-10,387	-10,985	-11,292	-11,683	-12,089	-12,598	-13,089	-10,610	-11,025	-11,997	-12,302
Depreciation - Other Fixed Assets	-193	-151	-124	-106	-94	-85	-79	-75	-71	-69	-66	-64	-63	-61	-60	-59	-57	-56	-55	-54	-49	-44	-40	-36
Total Operating Costs On Social Housing Lettings	-18,643	-18,783	-19,864	-20,026	-20,780	-21,254	-22,096	-22,963	-23,919	-24,902	-25,617	-26,628	-27,668	-28,737	-29,198	-30,001	-30,901	-31,739	-31,837	-32,760	-32,596	-35,602	-39,473	-43,021
Operating Surplus /(Def) On Social Housing Lettings	2,098	2,680	2,453	2,830	2,542	2,634	2,350	2,055	1,685	1,303	1,204	823	431	25	243	138	-49	-154	499	345	3,073	4,758	6,195	8,654
Income From Other Social Housing Activities	243	250	258	244	251	258	265	272	280	287	295	303	312	320	329	338	347	357	367	377	432	494	566	648
Other Social Housing Activities Turnover	243	250	258	244	251	258	265	272	280	287	295	303	312	320	329	338	347	357	367	377	432	494	566	648
Other Social Housing Costs	-74	-76	-79	-82	-85	-87	-90	-92	-95	-97	-100	-103	-105	-108	-106	-109	-112	-114	-111	-113	-127	-142	-158	-177
Other Social Housing Activities Expenses	-74	-76	-79	-82	-85	-87	-90	-92	-95	-97	-100	-103	-105	-108	-106	-109	-112	-114	-111	-113	-127	-142	-158	-177
Other Social Housing Activities Surplus/(Def)	169	174	179	162	166	171	175	180	185	190	195	201	206	212	223	229	236	243	256	263	305	353	408	471
Receipts From Properties Developed For Sale	4,280	7,905	6,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Income From Non-Social Housing Activities	1,834	1,887	1,946	2,000	2,058	2,117	2,177	2,239	2,303	2,369	2,437	2,503	2,571	2,640	2,712	2,786	2,862	2,939	3,019	3,101	3,546	4,055	4,636	5,302
Other Non Social Housing Turnover	6,114	9,792	8,746	2,000	2,058	2,117	2,177	2,239	2,303	2,369	2,437	2,503	2,571	2,640	2,712	2,786	2,862	2,939	3,019	3,101	3,546	4,055	4,636	5,302
Cost Of Sales: Properties Developed For Sale	-1,524	-5,652	-6,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Non Social Housing Costs	-698	-719	-749	-776	-803	-830	-854	-878	-903	-928	-954	-980	-1,007	-1,035	-1,020	-1,048	-1,077	-1,102	-1,084	-1,109	-1,246	-1,400	-1,573	-1,768
Other Non Social Housing Expenses	-2,223	-6,372	-7,069	-776	-803	-830	-854	-878	-903	-928	-954	-980	-1,007	-1,035	-1,020	-1,048	-1,077	-1,102	-1,084	-1,109	-1,246	-1,400	-1,573	-1,768
Other Non Social Housing Activities Surplus/(Def)	3,891	3,421	1,677	1,224	1,255	1,287	1,324	1,362	1,401	1,441	1,483	1,523	1,564	1,606	1,692	1,738	1,784	1,837	1,936	1,992	2,300	2,655	3,063	3,534
Exceptional Items	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Surplus/(Def)	6,158	6,275	4,308	4,216	3,964	4,092	3,849	3,597	3,271	2,934	2,882	2,547	2,200	1,843	2,158	2,105	1,972	1,925	2,690	2,601	5,678	7,765	9,666	12,660
Surplus On Staircasing Sales	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Surplus On RTB/RTA Sales	519	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Surplus On Other Social Housing Sales	506	935	1,002	1,068	1,123	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Surplus On Other Sales	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit/(Loss) On Sale Of Fixed Assets	1,025	935	1,002	1,068	1,123	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gift Aid	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Surplus Before Interest And Tax (SBIT)	7,183	7,210	5,310	5,284	5,086	4,092	3,849	3,597	3,271	2,934	2,882	2,547	2,200	1,843	2,158	2,105	1,972	1,925	2,690	2,601	5,678	7,765	9,666	12,660
Share of surplus / (deficit) in joint ventures and associates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Receivable And Other Income	2	0	0	0	0	0	1	4	4	6	11	14	17	23	26	25	23	25	29	34	50	113	175	258
Interest Payable And Similar Charges	-1,178	-1,184	-1,344	-1,329	-1,152	-897	-761	-665	-512	-450	-455	-384	-309	-313	-213	6	119	114	108	102	68	24	0	0
Other Financing Costs	-79	-68	-18	-18	-18	-19	-20	-20	-21	-21	-22	-22	-23	-24	-24	0	0	0	0	0	0	0	0	0
Surplus/(Def) Before Tax	5,929	5,958	3,949	3,937	3,915	3,175	3,070	2,916	2,742	2,468	2,416	2,154	1,886	1,529	1,947	2,135	2,114	2,064	2,827	2,737	5,795	7,902	9,841	12,918
Corporation Tax	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Surplus/(Def) After Tax	5,929	5,958	3,949	3,937	3,915	3,175	3,070	2,916	2,742	2,468	2,416	2,154	1,886	1,529	1,947	2,135	2,114	2,064	2,827	2,737	5,795	7,902	9,841	12,918
Actuarial Loss/Gain In Respect Of Pension Schemes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Comprehensive Income For The Year	5,929	5,958	3,949	3,937	3,915	3,175	3,070	2,916	2,742	2,468	2,416	2,154	1,886	1,529	1,947	2,135	2,114	2,064	2,827	2,737	5,795	7,902	9,841	12,918
Comprehensive Income Brought Forward	33,158	39,087	45,044	48,993	52,930	56,846	60,021	63,091	66,007	68,749	71,217	73,634	75,788	77,673	79,202	81,150	83,285	85,398	87,463	90,290	121,893	154,934	197,962	253,235
Comprehensive Income Carried Forward	39,087	45,044	48,993	52,930	56,846	60,021	63,091	66,007	68,749	71,217	73,634	75,788	77,673	79,202	81,150	83,285	85,398	87,463	90,290	93,027	127,689	162,836	207,803	266,153