

APPENDIX A1 - BASE CASE

New Somerset Council

HRA Business Plan

Operating Account

(expressed in money terms)

Scenario 1 - Rent cap 7%

Year	Year	Income	Expenditure	Balances						
		Total Income	Total expenses	Net Operating Income/ (Expenditure)	Provision for repayment of loans	Capital funded by revenue	Surplus (Deficit) for the Year	Surplus (Deficit) b/fwd	Interest	Surplus (Deficit) c/fwd
		£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000
1	2022.23	48,072	(47,507)	565	0	0	565	12,251	524	13,340
2	2023.24	51,103	(52,210)	(1,106)	0	(1,163)	(2,269)	13,340	444	11,515
3	2024.25	55,854	(55,795)	59	0	0	59	11,515	841	12,414
4	2025.26	56,240	(57,405)	(1,165)	0	0	(1,165)	12,414	568	11,818
5	2026.27	57,182	(58,971)	(1,790)	0	0	(1,790)	11,818	492	10,519
6	2027.28	58,078	(60,610)	(2,532)	0	0	(2,532)	10,519	416	8,404
7	2028.29	59,164	(62,257)	(3,092)	0	0	(3,092)	8,404	309	5,620
8	2029.30	60,375	(64,095)	(3,720)	0	0	(3,720)	5,620	169	2,070
9	2030.31	62,579	(65,768)	(3,189)	0	0	(3,189)	2,070	21	(1,098)
10	2031.32	62,493	(66,886)	(4,393)	0	0	(4,393)	(1,098)	(112)	(5,603)
11	2032.33	63,509	(68,303)	(4,793)	0	0	(4,793)	(5,603)	(173)	(10,570)
12	2033.34	64,541	(69,645)	(5,104)	0	0	(5,104)	(10,570)	(186)	(15,861)
13	2034.35	65,589	(71,078)	(5,489)	0	0	(5,489)	(15,861)	(231)	(21,581)
14	2035.36	67,829	(72,656)	(4,827)	0	0	(4,827)	(21,581)	(270)	(26,677)
15	2036.37	67,736	(74,081)	(6,345)	0	0	(6,345)	(26,677)	(323)	(33,346)
16	2037.38	68,888	(75,644)	(6,756)	0	0	(6,756)	(33,346)	(513)	(40,614)
17	2038.39	70,193	(77,239)	(7,045)	0	0	(7,045)	(40,614)	(813)	(48,472)
18	2039.40	71,603	(78,969)	(7,366)	0	0	(7,366)	(48,472)	(1,144)	(56,982)
19	2040.41	73,046	(80,737)	(7,691)	0	0	(7,691)	(56,982)	(1,498)	(66,171)
20	2041.42	75,843	(82,566)	(6,722)	0	0	(6,722)	(66,171)	(1,838)	(74,731)
21	2042.43	76,052	(84,490)	(8,438)	0	0	(8,438)	(74,731)	(2,379)	(85,548)
22	2043.44	77,617	(86,417)	(8,800)	0	0	(8,800)	(85,548)	(3,185)	(97,533)
23	2044.45	79,219	(88,385)	(9,166)	0	0	(9,166)	(97,533)	(4,063)	(110,762)
24	2045.46	80,861	(90,356)	(9,495)	0	0	(9,495)	(110,762)	(5,001)	(125,259)
25	2046.47	82,547	(92,636)	(10,089)	0	0	(10,089)	(125,259)	(5,850)	(141,197)
26	2047.48	85,768	(94,954)	(9,186)	0	0	(9,186)	(141,197)	(6,561)	(156,944)
27	2048.49	86,062	(97,298)	(11,236)	0	0	(11,236)	(156,944)	(7,315)	(175,495)
28	2049.50	87,892	(99,709)	(11,817)	0	0	(11,817)	(175,495)	(8,163)	(195,475)
29	2050.50	89,774	(102,265)	(12,491)	0	0	(12,491)	(195,475)	(9,077)	(217,044)
30	2051.52	91,708	(104,902)	(13,194)	0	0	(13,194)	(217,044)	(10,064)	(240,302)