

HOUSING REVENUE ACCOUNT BUSINESS PLANNING



HRA BP

is a comprehensive but easy-to-use, low cost excel-based tool to help you get the most from your HRA business planning

MENU		HRA-BP		Get Started
Inputs		Outputs		
Stock-Related Costs & Income	Other Inputs	Excluding Development	Other	
Stock Numbers & Rents	Development Programme	Cashflow	Cashflow By Stock Group	
Repairs & Maintenance	Borrowing	Business Plan Headlines	Development Only Cashflow	
Management & Service Costs	Assumptions	HRA Operating Account	Development Summary	
Capital Investment		Capital	Borrowing Summary	
		Reserves & Balances	Stock Numbers	
Other Costs & Income		Including Development	30-yr Profile Charts	
Other Income (Revenue)		Cashflow	Pie Charts	
Other Costs (Revenue)		Business Plan Headlines		
Other Income (Capital)		HRA Operating Account		
Other Costs (Capital)		Capital		
		Reserves & Balances		

	Option Appraisal	Development & Regeneration	Business & Financial Planning
Service Development	Strategic Asset Management		Financial Accounting
Policy & Research	Organisational Review	Project & Bid Management	VAT Advice

4point2 are a team of finance and housing experts with a successful track record of insightful and creative help to professionals in the social housing field. Our flexible, no-fuss problem-solving style is built on hands-on career experience

Sue Chapman
sue.chapman@4point2.org.uk
 07724 351 912

Bill Truin
bill.truin@4point2.org.uk
 07891 836 978





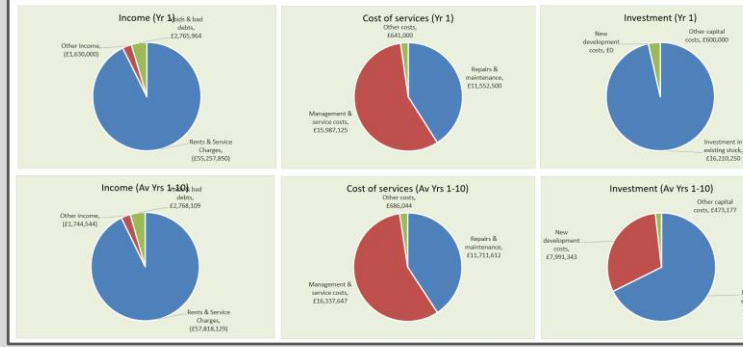
HOUSING REVENUE ACCOUNT BUSINESS PLANNING

- Comprehensive functionality •
- Intuitive user-friendly design •
 - Open Excel approach •
 - Expert advice and support •
- Short, medium and long-term view •
- Integrated operational & strategic planning •
- Accounting and reporting requirements supported •
- Development programme modelling •

Enter as:	Unit Costs	18/19	19/20	20/21	21/22	22/23
Responsive Repairs	10,900					
1 Old St Estate	500	£600	£600	£600	£600	£600
2 Specialist Older Persons Stock	1000	£600	£600	£600	£600	£600
3 High Rise	400	£600	£600	£600	£600	£600
4 Other Stock North	4000	£400	£400	£400	£400	£400
5 Other Stock South	5000	£400	£400	£400	£400	£400
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Inputs		Outputs	
Stock-Related Costs & Income	Other Inputs	Excluding Development	Other
<u>Stock Numbers & Rents</u>	<u>Development Programme</u>	<u>Cashflow</u>	<u>Cashflow By Stock Group</u>
<u>Repairs & Maintenance</u>	<u>Borrowing</u>	<u>Business Plan Headlines</u>	<u>Development Only Cashflow</u>
<u>Management & Service Costs</u>	<u>Assumptions</u>	<u>HRA Operating Account</u>	<u>Development Summary</u>
<u>Capital Investment</u>		<u>Capital</u>	<u>Borrowing Summary</u>
		<u>Reserves & Balances</u>	<u>Stock Numbers</u>
Other Costs & Income		Including Development	<u>30-yr Profile Charts</u>
<u>Other Income (Revenue)</u>		<u>Cashflow</u>	<u>Pie Charts</u>
<u>Other Costs (Revenue)</u>		<u>Business Plan Headlines</u>	
<u>Other Income (Capital)</u>		<u>HRA Operating Account</u>	
<u>Other Costs (Capital)</u>		<u>Capital</u>	
		<u>Reserves & Balances</u>	

	1	2	3	4	5	10	15	20	25	30	Avn Yrs 1-5	Avn Yrs 1-30
Income												
Rents & Service Charges	(55,258)	(54,943)	(54,786)	(54,862)	(55,749)	(62,454)	(68,535)	(74,777)	(81,566)	(89,009)	(55,320)	(57,818)
Other income	(1,830)	(1,654)	(1,679)	(1,794)	(1,790)	(1,804)	(2,008)	(2,208)	(2,510)	(2,810)	(1,888)	(1,765)
Void & bad debts	£2,766	£2,241	£2,465	£2,455	£2,641	£2,935	£3,215	£3,499	£3,792	£4,068	£2,686	£2,768
Total	(54,322)	(54,357)	(53,990)	(54,199)	(54,898)	(61,323)	(67,328)	(73,486)	(79,284)	(85,751)	(54,514)	(56,795)



Development Programme	Notes
General Programme 1	Included in cashflows
Smith St Phase 1	Good to go
Smith St Phase 2	Good to go
East Area Programme	Included in cashflows
South Area Programme	Under review (see latest dev report)
Wilson Court	
Northside Avenue	Very provisional figures
Unused	
Unused	
Long Avenue	Not proceeding?

Project/Programme 1	Year 1	2	3	4	5	10	15	20	25	30
Name	General Programme 1									
Year 1	22/23									
Include in cashflows?	Yes									
NPV	(£68,776)									
Development costs (total)	Total	22/23	23/24	24/25	25/26	26/27				
New stock into rent (assumes mid-point of year)	450	50	50	50	50	50				
Construction/acquisition costs	£63,000,000	£7,000,000	£7,000,000	£7,000,000	£7,000,000	£7,000,000				
Land	£7,000,000	£7,000,000	£7,000,000	£7,000,000	£7,000,000	£7,000,000				
Professional fees	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000				
Other capital costs	£40									
Total	£70,999,960	£7,800,000	£7,800,000	£7,800,000	£7,800,000	£7,800,000				

Operating income and costs (per unit)	1	2	3	4	5
Annual Rent	£5,200				
Void rent loss %	2.0%	2.0%	2.0%	2.0%	2.0%
Void rent loss %	1.0%	1.0%	1.0%	1.0%	1.0%
Management Costs	£400	£400	£400	£400	£400
Responsive Repairs	£400	£400	£400	£400	£400