

**Newark & Sherwood District
HRA Business Plan
Assumptions Summary**

Assumption	Notes
Base Year	2024-25
Voids & Bad debts	
Void Allowance:	
1	1.25%
2	1.25%
3	1.25%
4	1.25%
5 onwards	1.25%
Allowance for Bad Debts:	
All years balance of Bad Debt provision as a % of overall rent receivable	4.00%
Right to Buy Sales:	
Year 1	20
Year 2	20
Year 3	25
Year 4	25
Year 5 onwards	25
Borrowing & Interest Rates	
Average interest Rate on Borrowing	
1	5.25%
2	4.00%
3	2.75%
4	2.75%
5 onwards	2.50%
Average interest Rate on Investments	
1	4.50%
2	3.00%
3	1.20%
4	1.20%
5 onwards	1.20%