

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

Assumption	Notes
<b>Base Year</b>	2025-26
<b>Voids &amp; Bad debts</b>	
Void Allowance on main housing stock:	
1	2.00%
2	1.75%
3	1.50%
4	1.50%
5 onwards	1.50%
Allowance for Bad Debts:	
All years balance of Bad Debt provision as a % of overall rent receivable	4.00%
<b>Right to Buy Sales:</b>	
Year 1	10
Year 2	6
Year 3	6
Year 4	6
Year 5 onwards	6
<b>Borrowing &amp; Interest Rates</b>	
Average interest Rate on Borrowing	
1	4.00%
2	4.00%
3	4.00%
4	4.00%
5 onwards	4.00%
Average interest Rate on Investments	
1	3.50%
2	3.25%
3	3.00%
4	3.00%
5 onwards	3.00%