

**Newark and Sherwood District Council (NSDC) 30-year Housing Revenue Account (HRA) Business Plan (BP): some key assumptions**

<b>Assumption topic</b>	<b>Assumption</b>															
Income: inflation	<p>Increase in 2020/21 rental income by 2.7%, based on the Consumer Price Index (CPI) for September 2019 (1.7%) plus 1%.</p> <p>Increase in 2021/22 rental income by 2.9%, based on the CPI forecast for 2020 Q3 (1.9%) within the five-year CPI forecast (2019 to 2023) published by the Office for Budget Responsibility (OBR) plus 1%</p> <p>Increase in 2022/23 and 2023/24 rental income by 3.0%, based on the same principle and publication as the increase in 2021/22 rental income, using the 2021 Q3 (2.0%) and 2022 Q3 (2.0%) forecasts respectively.</p> <table border="1"> <thead> <tr> <th></th> <th><b>2020/21</b></th> <th><b>2021/22</b></th> <th><b>2022/23</b></th> <th><b>2023/24</b></th> </tr> </thead> <tbody> <tr> <td><b>CPI + 1%</b></td> <td>2.7%</td> <td>2.9%</td> <td>3.0%</td> <td>3.0%</td> </tr> <tr> <td><b>CPI data</b></td> <td>Sep-19</td> <td>2020 Q3</td> <td>2021 Q3</td> <td>2022 Q3</td> </tr> </tbody> </table>		<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>CPI + 1%</b>	2.7%	2.9%	3.0%	3.0%	<b>CPI data</b>	Sep-19	2020 Q3	2021 Q3	2022 Q3
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<b>CPI data</b>	Sep-19	2020 Q3	2021 Q3	2022 Q3												
Income: rent loss from void properties	<p>1% in each year between 2020/21 and 2023/24.</p> <p>Between 2014/15 and 2018/19, the percentage of rent lost through dwellings being vacant has ranged between 0.60% and 0.97% annually. Though the trend has been for annual increases, rent lost from empty properties has been reducing since it peaked in 2018-19 Q1.</p>															
Expenditure: new build properties	Capital expenditure between 2020/21 and 2023/24 in line with the council's approved HRA development programme, amended for relevant information which subsequently comes to light.															
Expenditure: asset management programme	Capital expenditure between 2020/21 and 2023/24 in line with the asset management programme presented to the Board of Newark and Sherwood Homes Ltd. (NSH), amended for relevant information which subsequently comes to light.															
Right to Buy (RTB)	<p>25 sales in each year between 2020/21 and 2023/24.</p> <p>The council has had 18 RTB sales in 2019/20 Q1-Q3. 2015/16 was the last time RTB sales were lower in Q1-Q3 (15).</p> <p>All Nottinghamshire districts with HRAs except for one have seen reduced RTB sales in 2019/20 Q1-Q2 compared to 2018-19 Q1-Q2.</p> <p>Nationally, sales are at their lowest level since 2012/13.</p>															