



CABINET

Monday 22 January 2024

10.00 a.m.

**Council Chamber, Rotherham Town Hall,
Moorgate Street, Rotherham. S60 2TH**

Cabinet Members:-

Leader of the Council
Deputy Leader of the Council,
Housing and Neighbourhood Working Portfolio
Adult Social Care and Health Portfolio
Children and Young People Portfolio
Corporate Services, Community Safety and Finance Portfolio
Jobs and the Local Economy Portfolio
Social Inclusion and Environment Portfolio

Councillor Chris Read
Councillor Sarah Allen

Councillor David Roche
Councillor Victoria Cusworth
Councillor Saghir Alam
Councillor Denise Lelliott
Councillor Dave Sheppard

Rotherham
Metropolitan
Borough Council 

**Pack contains a corrected version of Appendix 3 to Item
12, HRA Business Plan. Rent Setting Charges 2024/25**

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Appendix 3 - HRA Business Planning Assumptions

5.0%	6.7%	7.7%
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HRA Business Plan 2024/25 - Assumptions	Option 1	Option 2	Option 3
Rent Increase	5.0%	6.7%	7.7%
Service charge increase	6.0%	6.0%	6.0%
DH Unit rate options Increase/(Decrease)	Nil	24.28%	-8.91%
New Borrowing requirement	Nil	Nil	Nil
Total Debt	£333.6m	£333.6m	£333.6m
Council homes to be delivered	661	661	661
Inflation - CPI:			
Year 2	6.70%	6.70%	6.70%
Year 3	3.10%	3.10%	3.10%
Year 4	2.00%	2.00%	2.00%
Year 5	2.00%	2.00%	2.00%
Inflation - RPI:			
Year 2	8.90%	8.90%	8.90%
Year 3	4.40%	4.40%	4.40%
Year 4	2.80%	2.80%	2.80%
Year 5	2.50%	2.50%	2.50%
Interest rates on debt			
	3.90%	3.90%	3.90%
RTB projections:			
Year 1	182	182	182
Year 2	198	198	198
Year 3	193	193	193
Year 4	192	192	192
Year 5	25	25	25
Assumed S&M unit cost reduction linked to RTB			
	50%	50%	50%
Assumed R&M unit cost reduction linked to RTB			
	75%	75%	75%
Repairs & Maintenance - 30 year cost	£707.5m	£707.5m	£707.5m
Capital Repairs & Maintenance Investment Base values	£858.5m	£858.5m	£858.5m
**Capital Repairs & Maintenance Investment - excluding savings required	£791.4m	£813.1m	£825.0m
Capital Housing Growth Investment	£125.6m	£125.6m	£125.6m
Bad debt - percentage of rental income	1.00%	1.00%	1.00%
Void loss - percentage of rental income	1.30%	1.30%	1.30%
Reserves			
Year 1	18,389	18,389	18,389
Year 2	17,407	18,900	19,780
Year 3	5,615	5,619	7,218
Year 4	5,637	5,637	5,641
Year 5	5,749	5,749	5,749
Year 30	9,432	9,432	9,432
**Savings Required over 30 years to balance the model Savings excluded from Capital R&M in BP model			
	£67.1m	£45.4m	£33.5m

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