

HRA OPERATING ACCOUNT

	2018/19		2019/20 Estimate £	2020/21 Projections £	2021/22 Projections £
	Original £	Forecast £			
EXPENDITURE					
General & Special Management	2,194,600	2,241,800	2,304,900	2,133,400	2,185,500
ALMO Management Fee	5,144,000	5,144,000	5,294,000	5,399,900	5,507,900
Rents, Rates, Taxes and Other Charges	49,000	49,000	49,000	49,000	49,000
Repairs & Maintenance	3,781,400	3,781,400	3,868,100	3,964,800	4,063,900
Provision for Bad Debts	296,000	296,000	330,000	380,000	394,000
Interest Payable	1,684,700	1,684,700	1,684,700	1,782,200	1,905,600
Depreciation of Dwellings	4,465,100	4,460,900	4,533,900	4,601,900	4,731,900
Depreciation of Other Assets	296,200	295,300	291,500	293,100	294,700
Debt Management Expenses	81,600	81,600	83,200	84,900	86,600
TOTAL	17,992,600	18,034,700	18,439,300	18,689,200	19,219,100
INCOME					
Dwelling Rents	18,530,300	18,566,300	18,340,400	18,979,100	19,719,700
Non Dwelling Rents	460,500	479,900	484,300	490,400	496,800
Charges for Services and Facilities	855,700	843,100	857,500	896,900	931,400
Supporting People Grant	28,800	35,000	-	-	-
Feed in Tariff from PV Installations	238,600	232,000	229,000	235,800	242,900
TOTAL	20,113,900	20,156,300	19,911,200	20,602,200	21,390,800
NET INCOME FROM SERVICES	2,121,300	2,121,600	1,471,900	1,913,000	2,171,700
Interest Receivable	58,900	168,600	101,500	31,100	30,400
NET OPERATING SURPLUS	2,180,200	2,290,200	1,573,400	1,944,100	2,202,100
Appropriations					
Revenue Contributions to Capital	-4,081,500	-2,460,400	-8,436,600	-2,012,200	-2,202,100
Net Increase/(Decrease) in reserves	-1,901,300	-170,200	-6,863,200	-68,100	-
Revenue Reserve brought forward	7,635,800	8,601,500	8,431,300	1,568,100	1,500,000
Revenue Reserve carried forward	5,734,500	8,431,300	1,568,100	1,500,000	1,500,000

Average Social Rent:-				
Decrease/Increase 1st April			-1.00%	3.00%
				3.00%
48 wk	86.59	85.72	88.29	90.94
52 wk	79.93	79.13	81.50	83.94
Average stock	4,414	4,389	4,359	4,329

Average Affordable Rent:-				
Decrease/Increase 1st April			-1.00%	3.00%
				3.00%
48 wk	129.30	134.83	130.30	134.76
52 wk	119.36	124.46	120.28	124.39
(nb average rents also reflect changes to stock mix following new build completions)				
Average stock	45	56	95	141