

HRA OPERATING ACCOUNT

	2020/21		2021/22	2022/23	2023/24
	Original £	Forecast £	Estimate £	Projections £	
EXPENDITURE					
General & Special Management	2,237,900	2,562,700	2,263,200	2,215,200	2,264,300
ALMO Management Fee	5,503,000	5,503,000	5,503,000	5,558,000	5,613,600
Rents, Rates, Taxes and Other Charges	69,600	69,600	69,600	69,600	69,600
Repairs & Maintenance	3,982,000	3,974,700	4,481,000	4,389,000	4,497,000
Provision for Bad Debts	237,000	260,000	292,000	304,000	322,000
Interest Payable	2,151,700	1,844,800	2,071,100	2,481,000	2,927,200
Depreciation of Dwellings	4,690,000	4,826,500	4,862,000	4,999,400	5,184,800
Depreciation of Other Assets	305,300	328,200	328,700	348,200	367,000
Debt Management Expenses	88,200	88,200	89,100	90,000	90,900
Covid Costs	-	60,000	-	-	-
TOTAL	19,264,700	19,517,700	19,959,700	20,454,400	21,336,400
INCOME					
Dwelling Rents	18,969,100	18,978,100	19,466,800	20,279,800	21,481,000
Non Dwelling Rents	483,900	472,600	501,900	508,100	514,500
Charges for Services and Facilities	892,100	898,400	922,100	949,700	973,900
Feed in Tariff from PV Installations	240,300	240,000	243,600	250,900	258,400
TOTAL	20,585,400	20,589,100	21,134,400	21,988,500	23,227,800
NET INCOME FROM SERVICES	1,320,700	1,071,400	1,174,700	1,534,100	1,891,400
Interest Receivable	29,700	75,200	23,100	23,200	23,100
NET OPERATING SURPLUS	1,350,400	1,146,600	1,197,800	1,557,300	1,914,500
Appropriations					
Revenue Contributions to Capital	-1,350,400	-6,716,100	-1,197,800	-1,557,300	-1,914,500
Net Increase/(Decrease) in reserves	0	-5,569,500	0	0	0
Revenue Reserve brought forward	1,500,000	7,069,500	1,500,000	1,500,000	1,500,000
Revenue Reserve carried forward	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000

Average Social Rent:-					
Increase 1st April			1.50%	3.00%	3.00%
48 wk		88.02	89.34	92.02	94.78
52 wk		81.25	82.47	84.94	87.49
Average stock		4,388	4,379	4,401	4,424
Average Affordable Rent:-					
Increase 1st April			1.50%	3.00%	3.00%
48 wk		139.41	144.14	144.94	146.21
52 wk		128.68	133.06	133.79	134.96
(nb average rents also reflect changes to stock mix following new build completions/market purchases)					
Average stock		88	116	151	198