

HRA OPERATING ACCOUNT

Appendix 2

	2021/22		2022/23	2023/24	2024/25
	Original £	Forecast £	Estimate £	Projections £	
EXPENDITURE					
General & Special Management	2,253,900	2,283,200	2,447,500	2,520,500	2,563,600
ALMO Management Fee	5,503,000	5,503,000	5,591,000	5,524,800	5,635,300
Rents, Rates, Taxes and Other Charges	69,600	89,600	89,600	89,600	89,600
Repairs & Maintenance	4,481,000	4,738,900	4,808,800	4,963,800	5,123,700
Provision for Bad Debts	292,000	292,000	307,000	321,000	342,000
Interest Payable	2,034,600	1,877,700	2,120,000	2,514,000	2,914,400
Depreciation of Dwellings	4,898,000	5,056,300	5,258,100	5,369,200	5,594,300
Depreciation of Other Assets	328,700	276,600	278,200	308,400	328,700
Debt Management Expenses	89,100	89,100	93,600	95,500	97,400
TOTAL	19,949,900	20,206,400	20,993,800	21,706,800	22,689,000
INCOME					
Dwelling Rents	19,466,800	19,506,200	20,471,100	21,404,600	22,800,800
Non Dwelling Rents	502,000	499,300	508,000	514,300	520,900
Charges for Services and Facilities	908,700	912,400	947,300	975,200	1,004,400
Feed in Tariff from PV Installations	245,600	245,000	255,000	262,700	270,600
TOTAL	21,123,100	21,162,900	22,181,400	23,156,800	24,596,700
NET INCOME FROM SERVICES	1,173,200	956,500	1,187,600	1,450,000	1,907,700
Interest Receivable	23,100	29,300	30,800	30,800	30,800
NET OPERATING SURPLUS	1,196,300	985,800	1,218,400	1,480,800	1,938,500
Appropriations					
Revenue Contributions to Capital	-1,196,300	-985,800	-1,218,400	-1,480,800	-1,938,500
Net Increase/(Decrease) in reserves	-	-	-	-	-
Revenue Reserve brought forward	1,500,000	1,500,000	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			4.10%	3.00%
48 wk		89.37	93.04	95.83
52 wk		82.50	85.88	88.46
Average stock		4,379	4,367	4,360

Average Affordable Rent:-				
Increase 1st April			4.10%	3.00%
48 wk		141.47	147.27	151.69
52 wk		130.59	135.95	140.02
Average stock		118	144	196