

HRA OPERATING ACCOUNT

Appendix 2

	2023/24		2024/25	2025/26	2026/27
	Original £	Forecast £	Estimate £	Projections £	
EXPENDITURE					
General & Special Management	3,429,200	3,445,900	3,642,200	3,694,800	3,779,800
Housing Management Fee	5,958,500	5,958,500	6,318,000	6,476,000	6,605,500
Rents, Rates, Taxes and Other Charges	130,300	132,300	137,800	137,800	137,800
Repairs & Maintenance	5,437,000	5,445,100	5,871,200	5,940,000	5,985,000
Provision for Bad Debts	242,000	242,000	240,000	249,000	262,000
Interest Payable	2,486,800	2,525,630	3,319,136	3,509,300	3,795,200
Depreciation of Dwellings	5,612,900	5,548,600	5,714,100	5,863,400	6,101,800
Depreciation of Other Assets	342,300	304,800	349,400	355,600	361,800
Debt Management Expenses	104,100	104,100	110,500	113,300	115,600
TOTAL	23,743,100	23,706,930	25,702,336	26,339,200	27,144,500
INCOME					
Dwelling Rents	21,992,700	21,930,800	23,965,600	24,909,500	26,205,100
Non Dwelling Rents	229,900	248,700	263,600	271,700	279,000
Charges for Services and Facilities	1,324,700	1,286,200	1,310,100	1,345,500	1,376,400
Feed in Tariff from PV Installations	287,100	287,100	309,200	320,000	329,600
TOTAL	23,834,400	23,752,800	25,848,500	26,846,700	28,190,100
NET INCOME FROM SERVICES	91,300	45,870	146,164	507,500	1,045,600
Interest Receivable	52,500	75,000	75,000	60,000	45,000
NET OPERATING SURPLUS	143,800	120,870	221,164	567,500	1,090,600
Appropriations					
Revenue Contributions to Capital	-143,800	-120,870	-221,164	-567,500	-1,090,600
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			7.70%	3.00%	2.50%
48 wk		99.72	107.40	110.62	113.39
52 wk		92.05	99.14	102.11	104.67
Average stock		4,357	4,335	4,350	4,417

Average Affordable Rent:-					
Increase 1st April			7.70%	3.00%	2.50%
48 wk		159.70	172.00	177.16	181.59
52 wk		147.42	158.77	163.53	167.62
Average stock		170	206	233	261