

HRA OPERATING ACCOUNT

Appendix 2

	2023/24		2024/25	2025/26	2026/27
	Original £	Forecast £	Estimate £	Projections £	
EXPENDITURE					
General & Special Management	3,429,200	3,676,400	3,583,100	3,640,300	3,729,300
Housing Management Fee	5,958,500	5,933,500	6,318,000	6,476,000	6,605,500
Rents, Rates, Taxes and Other Charges	130,300	134,800	138,300	138,300	138,300
Repairs & Maintenance	5,437,000	5,574,100	5,870,200	5,935,200	5,999,300
Provision for Bad Debts	242,000	200,000	240,000	249,000	261,000
Interest Payable	2,486,800	2,538,100	3,177,000	3,462,600	3,664,600
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	24,014,400	25,500,600	26,233,700	26,977,200
INCOME					
Dwelling Rents	21,992,700	21,938,800	23,959,300	24,895,400	26,112,800
Non Dwelling Rents	229,900	248,100	261,800	269,900	277,100
Charges for Services and Facilities	1,324,700	1,293,300	1,251,100	1,291,300	1,326,400
Feed in Tariff from PV Installations	287,100	287,100	309,200	320,000	329,600
TOTAL	23,834,400	23,767,300	25,781,400	26,776,600	28,045,900
NET INCOME FROM SERVICES	91,300	-247,100	280,800	542,900	1,068,700
Interest Receivable	52,500	75,000	75,000	60,000	45,000
NET OPERATING SURPLUS	143,800	-172,100	355,800	602,900	1,113,700
Appropriations					
Revenue Contributions to Capital	-143,800	-	-183,700	-602,900	-1,113,700
Net Increase/(Decrease) in reserves	-	-172,100	172,100	-	-
Revenue Reserve brought forward	1,500,000	1,500,000	1,327,900	1,500,000	1,500,000
Revenue Reserve carried forward	1,500,000	1,327,900	1,500,000	1,500,000	1,500,000

Average Social Rent:-					
Increase 1st April			7.70%	3.00%	2.50%
48 wk		99.75	107.43	110.65	113.42
52 wk		92.07	99.16	102.14	104.69
Average stock		4,355	4,331	4,347	4,400

Average Affordable Rent:-					
Increase 1st April			7.70%	3.00%	2.50%
48 wk		160.59	172.95	178.14	182.60
52 wk		148.24	159.65	164.44	168.55
Average stock		170	206	231	256